# ACRES

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0121 358 6222 greatbarr@acres.co.uk @ www.acres.co.uk

- MID TERRACED FAMILY HOME
- THREE SPACIOUS BEDROOMS
- WELL PRESENTED LIVING ROOM
- FITTED KITCHEN
- GROUND FLOOR FAMILY BATHROOM
- POTENTIAL TO EXTEND (STPP)
- LARGE REAR GARDEN
- SOUGHT AFTER LOCATION
- IDEAL FIRST TIME BUY
- NO UPWARD CHAIN

## *COOKSEY LANE, BIRMINGHAM, B44 9QL - OFFERS AROUND £190,000*

Situated in a popular residential location with excellent access to local shops, well-regarded schools and convenient public transport links, this spacious three-bedroom mid-terrace family home offers generous accommodation throughout and is ideal for first-time buyers, growing families or investors alike. The property is approached via a fore garden, offering excellent potential to be converted into off-road parking (subject to the necessary permissions). Steps lead to a welcoming and spacious entrance hallway, providing access to a generous front living room, perfect for relaxing or entertaining. To the rear, the home benefits from a modern fitted kitchen, a well-appointed ground floor family bathroom, and a bright conservatory overlooking the rear garden. Upstairs, a spacious landing leads to three well-proportioned double bedrooms, providing versatile living space for the whole family. Externally, the property boasts a large rear garden featuring a paved patio area, ideal for outdoor dining, leading onto an extensive lawn offering plenty of space for children to play or keen gardeners to enjoy. Presented to a good standard throughout, this fantastic home offers spacious accommodation, excellent potential and a superb location, making it a wonderful opportunity for first-time buyers and investors seeking a property ready to move into. HURRY BEFORE YOU'RE TOO LATE! OFFERING NO UPWARD CHAIN!

Accessed from the fore via lawn, pathway and steps leading to double glazed entrance door, into;

HALLWAY: 3’7 x 3’1: A light and airy entrance with stairs to first floor and door into;

LIVING ROOM: 12’1 x 13’4: A great size living space with fire surround and fire, radiator and double glazed bay window to front.

FITTED KITCHEN: 10’5 x 8’9: A modern fitted kitchen with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, gas hob with extractor hood over, tiling to splashback, space and plumbing for washing machine, space for fridge and freezer, spotlights to ceiling radiator and double glazed door to rear.

CONSERVATORY: 9’4 x 6’7: Double glazed windows, tiling to floor and double glazed double doors to rear.

BATHROOM: 5’9 x 8’8: A modern fitted suite with panelled bath, shower over, wash hand basin, close couple W.C, tiling to part walls, tiling to floor, radiator and double glazed opaque window to rear.

LANDING: 2’7 x 6’8: Doors into;

BEDROOM ONE: 18’7 x 10’2: A great size double bedroom with double glazed window to front and radiator.

BEDROOM TWO: 10’11 x 9’8: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 8’7 x 7’10: A final spacious single bedroom with double glazed window to rear and radiator.

REAR GARDEN: A good size garden with paved patio area and lawn with mature plants, shrubs and trees along with fencing to borders.

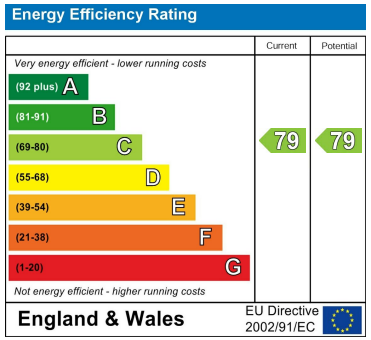
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

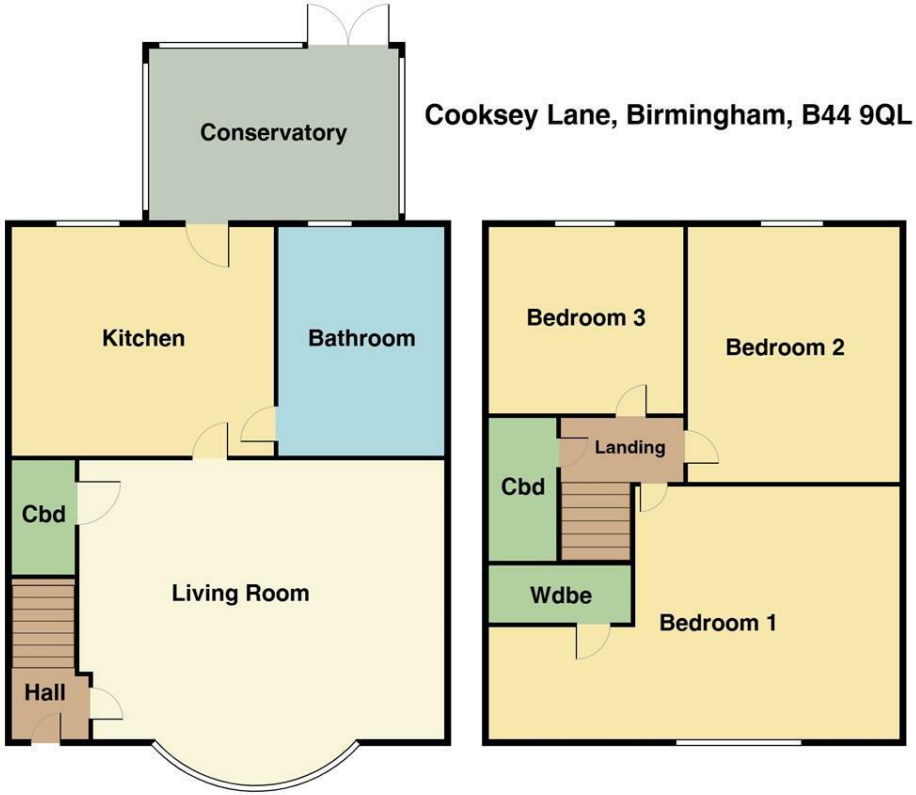
The Property Ombudsman

TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : B COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 358 6222






THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.