



**Danes**  
melvyn  
ESTATE AGENTS

**Westacre Gardens  
Stetchford**  
Offers Over £240,000

## Description

**GREAT FAMILY HOME!** A very well presented, spacious mid terraced house on a popular road in Stechford with NO ONWARD CHAIN.

This lovely property is located on a sought after road near to a good range of facilities and transport links and is ready to move into.

Comprising enclosed porch, lounge and kitchen/diner to the ground floor. Upstairs there are three good sized bedrooms and the bathroom.

Further benefiting from central heating, double glazing, driveway and rear garden.



## Accommodation

**Driveway**

**Enclosed Porch**

7'6 x 3'9 (2.29m x 1.14m)

**Lounge**

15'10 max x 15'3 (4.83m max x 4.65m)

**Kitchen/Diner**

15'9 x 10'9 (4.80m x 3.28m)

**Landing**

5'11 x 10'5 (1.80m x 3.18m)

**Bedroom One**

9'8 max x 14'10 max (2.95m max x 4.52m max)

**Bedroom Two**

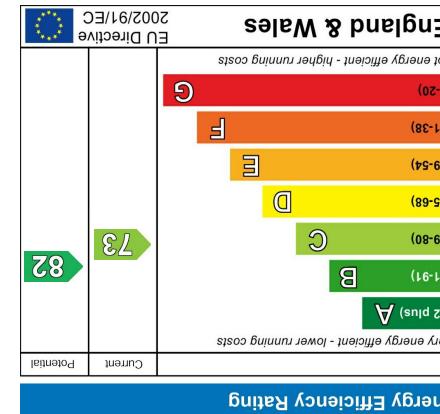
6'8 max x 10'1'1 max (2.03m max x 30.81m max)

**Bathroom**

6'4 max x 5'5 max (1.93m max x 1.65m max)

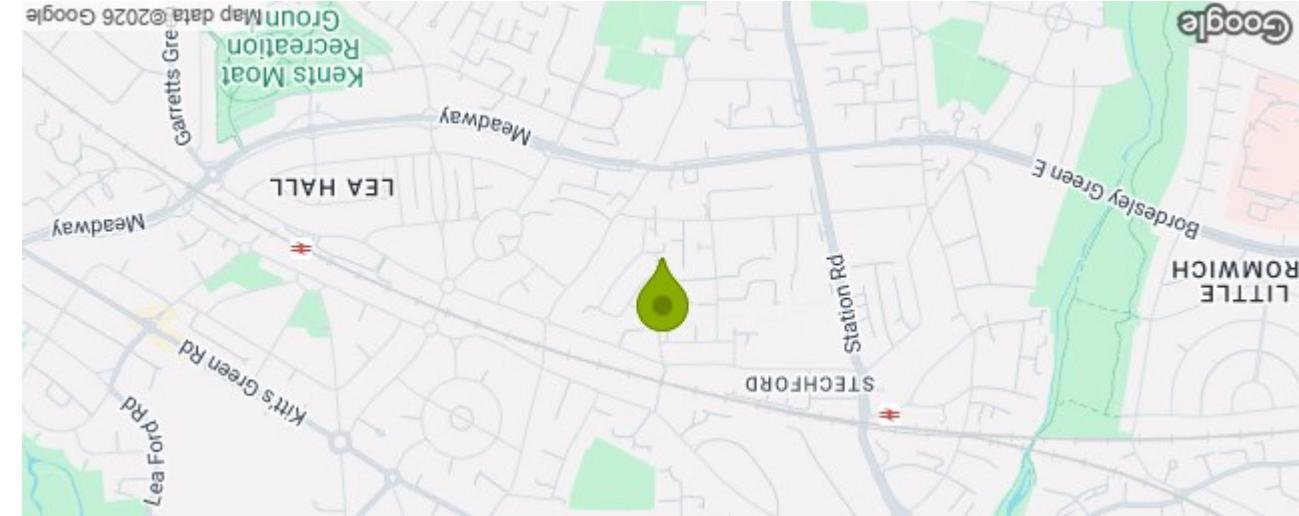
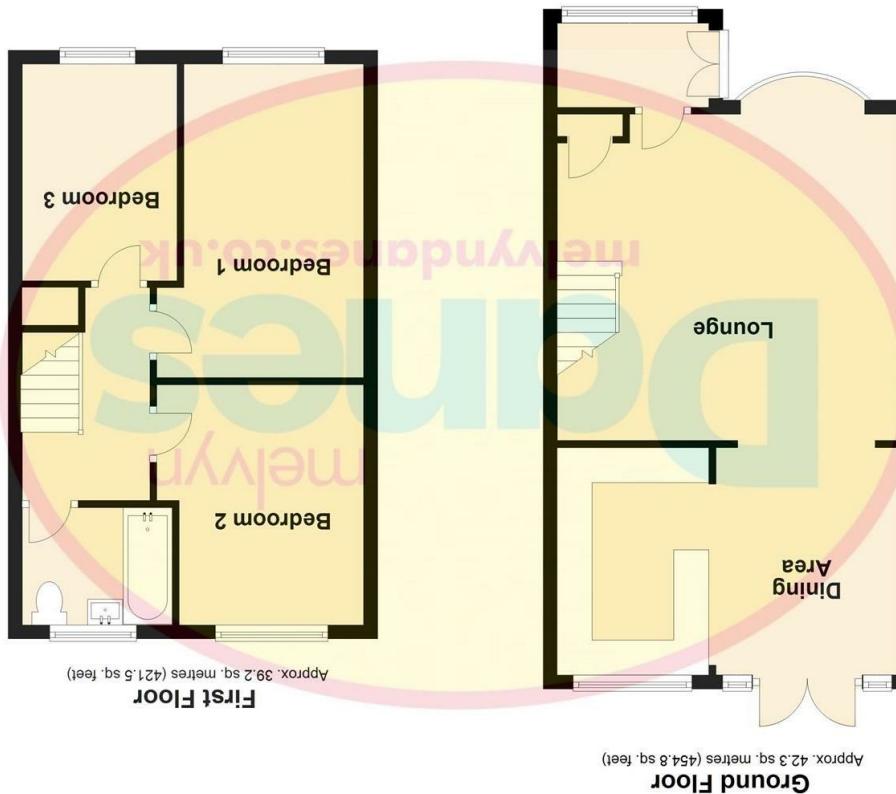
**Rear Garden**





171 Westacre Graden斯蒂奇福德伯明翰B33 8RH  
Council Tax Band: B

Total area: approx. 81.4 sq. metres (876.2 sq. feet)



PROPERTY LIAISON REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and obligate to use the services of the recommended provider.

REFERRED FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying.

of VAT to cover these checks.

Any purchaser who has a professional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive reasonable time, we may have to stop advertising for you and we would ask for your co-operation in order that there will be no delay in agreeing a deposit, we may write to you to ask for identification evidence. However, should those checks, for any reason, fail adequately to confirm review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm the need to request detailed identity information from new vendors and intermediaries, we may use approved external services which companies and the benefit of money laundering legislation, we are obliged to confirm the identity of individuals and

and do not by these particulars of otherwise verify or warrant that they are in working order.

These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any prospective purchaser should obtain verification of all legal and factual matters and information from their solicitor. Licensed conveyancers of surveyors are appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, fixtures, fittings or services mentioned

VIEWING: By appointment only with the office on the number below.

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checkerform.org.uk on 1/1/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

BROADBAND: We understand that the standard broadband download speed at the property is around 14 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checkerform.org.uk on 1/1/2025. Actual service availability at the property or speeds received may be different.

TENURE: We are advised that the property is FREEHOLD.