ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
0121 358 6222 greatbarr@acres.co.uk @ www.acres.co.uk

- EXTREMELY WELL PRESENTED SEMI DETACHED FAMILY HOME
- THREE SPACIOUS BEDROOMS
- WELL PRESENTED LIVING ROOM
- MODERN OPEN PLAN KITCHEN / DINER
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- LOW MAINTENANCE REAR GARDEN
- POTENTIAL TO EXTEND (STPP)
- IDEAL FIRST TIME BUY
- TURN-KEY READY

KINGSTANDING ROAD, BIRMINGHAM, B44 9SB - OFFERS AROUND £235,000

This extremely well-presented and spacious three-bedroom semi-detached family home is situated on the outskirts of Birmingham, offering excellent access to local shops, well-regarded schools, and convenient public transport links. Beautifully maintained throughout, the property is turnkey ready and represents an ideal opportunity for first-time buyers or young families. The property benefits from a double driveway providing ample off-road parking, with an enclosed porch leading into a welcoming hallway. To the front is a bright and spacious living room, while to the rear a modern open-plan kitchen and dining area offers the perfect space for everyday family living and entertaining. To the first floor, a generous landing provides access to two well-proportioned double bedrooms, a good-sized third single bedroom, and a contemporary family bathroom finished to a high standard. Externally, the rear garden has been designed for low-maintenance living, featuring a patio seating area leading onto a lawn, making it an ideal space to relax or entertain. Offering stylish accommodation throughout, this fantastic home is ready to move straight into and is perfectly suited to buyers looking for a modern, low-maintenance property in a convenient location. HURRY BEFORE YOU'RE TOO LATE - IDEAL FOR FIRST TIME BUYERS!

Accessed from the fore via driveway offering off road parking leading to double glazed entrance door, into;

PORCH: Having double glazed windows and internal door into;

HALLWAY: A light and airy entrance with stairs to first floor and door into;

LIVING ROOM: 11’0 x 15’0: A great size and well presented living space with radiator and double glazed bay window to front along with door leading into;

OPEN PLAN KITCHEN/DINER: 10'0 x 16'0: A modern open plan fitted kitchen / diner 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, tiling to floor, space and plumbing for washing machine, space for fridge freezer and tumble dryer, radiator and double glazed double doors to rear.

LANDING: Double glazed opaque window and doors into;

BEDROOM ONE: 9’0 x 14’0: A great size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 10’0 x 10’0: A further good size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM THREE: 6’0 x 8’0: A final spacious single bedroom with double glazed window to front.

BATHROOM: 5’0 x 7’0: A modern re-fitted suite with panelled bath, shower over, wash hand basin, close couple W.C, tiling to walls, tiling to floor, chrome ladder style radiator and double glazed opaque window to rear.

REAR GARDEN: A good size garden with paved patio area leading to lawn along with fencing to borders.

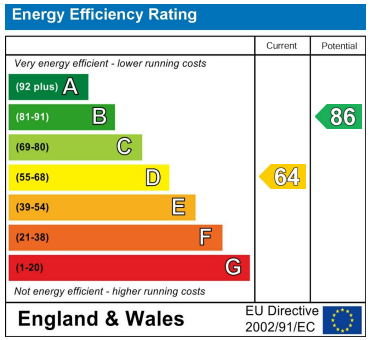
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

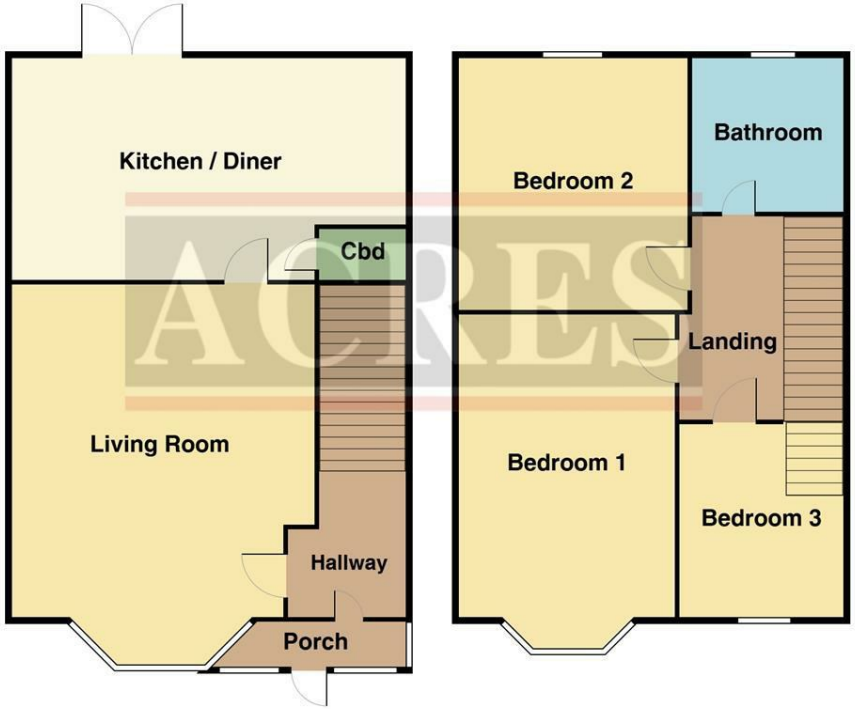
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : B COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 358 6222



Kingstanding Road, Birmingham, B44 9SB



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.