



39 Greenacres, Birmingham, B32 3BF
Offers In The Region Of £210,000

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Property Description

A fantastic opportunity to acquire this well-presented two-bedroom semi-detached home, offered to the market with no onward chain and ideally situated within the popular residential area of Bartley Green.

The property welcomes you via a bright entrance hall, providing access to a convenient ground floor W/C—ideal for guests. To the front of the home is a spacious lounge measuring 4.33m x 3.75m (14'2" x 12'4"), offering a comfortable and inviting space to relax, with stairs rising to the first-floor accommodation.

To the rear, a well-appointed kitchen (3.78m x 3.08m / 12'5" x 10'1") is fitted with a range of matching cream units and complemented by stylish wood-effect laminate flooring. The kitchen includes a gas hob, integrated extractor fan, oven, white sink with mixer tap, integrated dishwasher, and space for a washing machine. A door leads directly to the private rear garden, which is well maintained and provides an excellent space for outdoor dining and entertaining.

Upstairs, carpeted stairs lead to the landing, where you will find two well-proportioned bedrooms. The main bedroom (3.76m x 3.28m / 12'4" x 10'9") enjoys a front aspect and offers ample space for furnishings. The second bedroom (3.16m x 2.00m / 10'4" x 6'7") overlooks the rear garden and is perfectly suited as a guest room, nursery, or home office.

The family bathroom comprises a panelled bath with shower over and glass screen, hand wash basin, and low-level W/C. Finished with vinyl flooring and partially tiled walls, the space is both practical and well presented.

Externally, the property benefits from driveway parking to the side, providing convenient off-road parking. To the rear is a generously sized, low-maintenance garden—ideal for those seeking a private outdoor space with minimal upkeep.

Bartley Green is a well-established residential suburb in South

West Birmingham, known for its blend of green spaces and everyday convenience. The area is home to Woodgate Valley Country Park and Bartley Reservoir, offering excellent opportunities for walking, leisure, and outdoor activities. A range of local amenities, schools, and Newman University are all within easy reach, with larger retail facilities available nearby in Northfield.

The location is particularly convenient for access to the Queen Elizabeth Hospital and the University of Birmingham. While there is no direct train station within Bartley Green, nearby Northfield station can be easily reached by bus or car, and the area also benefits from excellent links to the M5 motorway.

This property is ideal for first-time buyers, downsizers, or investors, and early viewing is highly recommended to fully appreciate the accommodation on offer and the added benefit of no onward chain.

Area Information

Bartley Green is a well-established residential suburb located in South West Birmingham (B32), offering a balance of green surroundings and everyday convenience. Positioned on the edge of the city, it borders Worcestershire and neighbouring areas such as Frankley and Quinton.

The area is particularly known for its attractive outdoor spaces, including the expansive Woodgate Valley Country Park and Bartley Reservoir, both of which provide excellent opportunities for walking, leisure activities, and watersports.

Bartley Green features a mix of mid-20th-century council and private housing, creating a diverse and well-rooted community. The area benefits from a range of local amenities, including shops, primary schools, and Newman University, with larger retail facilities available nearby in Northfield.

For commuters, the location offers good access to the Queen Elizabeth Hospital and the University of Birmingham. While there

is no direct train station within Bartley Green, nearby Northfield station can be reached by bus or car, and the area also provides convenient access to the M5 motorway.

Overall, Bartley Green is a popular choice for buyers seeking a suburban setting with green spaces, strong community feel, and excellent links into Birmingham and beyond.

Disclaimer

Disclaimer - These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements

themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

TENURE
Freehold

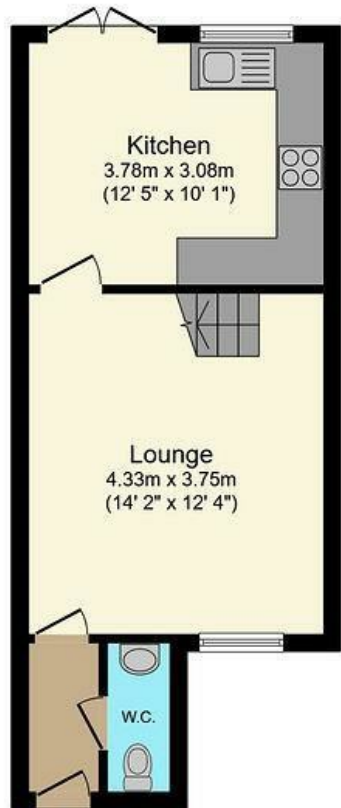
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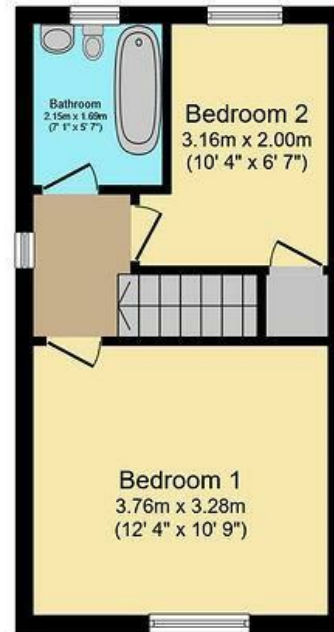




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor
Floor area 31.8 sq.m. (342 sq.ft.)



First Floor
Floor area 28.2 sq.m. (303 sq.ft.)

Total floor area: 59.9 sq.m. (645 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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