

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- MID TERRACED FAMILY HOME
- TWO DOUBLE BEDROOMS
- SPACIOUS FRONT RECEPTION ROOM
- ADDITIONAL REAR RECEPTION ROOM
- MODERN FITTED KITCHEN
- MODERN FITTED FAMILY SHOWER ROOM
- LOW MAINTIANCE REAR GARDEN
- HIGH SPEC THROUGHOUT
- IDEAL FIRST TIME BUY OR INVESTMENT
- NO UPWARD CHAIN



OSCOTT ROAD, PERRY BARR, B42 2TA - OFFERS AROUND £170,000

A spacious and well-presented two-bedroom mid-terrace family home, ideally situated in the heart of Perry Barr, with excellent access to local shops, public transport links and schooling nearby. The property benefits from a front courtyard garden, with access into a spacious hallway leading through to a front reception room, a further rear reception room and a modern fitted kitchen. To the first floor, a spacious landing provides access to two well-proportioned double bedrooms and a modern fitted family shower room. To the rear is a low-maintenance garden, featuring a paved patio area leading onto a lawn. The property would make an ideal first-time purchase or investment opportunity and is offered for sale with no upward chain. **HURRY BEFORE YOU'RE TOO LATE - NO UPWARD CHAIN!**

Accessed from the fore via paved front garden leading to double glazed entrance door, into;

HALLWAY: 11'2 x 2'11: A light and airy entrance with radiator and doors into;

FRONT RECEPTION ROOM: 13'8 x 8'2: A great size living space with wood effect flooring, radiator and double glazed bay window to front.

REAR RECEPTION ROOM: 15'5 x 11'10: A further good sized living / dining space with radiator, double glazed window to rear, wood effect flooring, door leading to stairs to first floor and door into;

FITTED KITCHEN: 11'1 x 7'4: A modern fitted kitchen with a range of drawer base and eye level units, work surfaces, sink and drainer, freestanding cooker with extractor hood over, tiling to splashback, space and plumbing for washing machine, space for fridge freezer, radiator, wall mounted central heating boiler and door to rear.

LANDING: 15'11 x 2'8: Doors into;

BEDROOM ONE: 11'5 x 11'11: A great size double bedroom with double glazed window to front and radiator.

BEDROOM TWO: 12'6 x 8'7: A further good size double bedroom with double glazed window to rear and radiator.

BATHROOM: 10'11 x 7'6: A modern fitted suite with walk in shower cubicle, wash hand basin, close couple W.C, tiling to part walls, radiator and double glazed opaque window to rear.

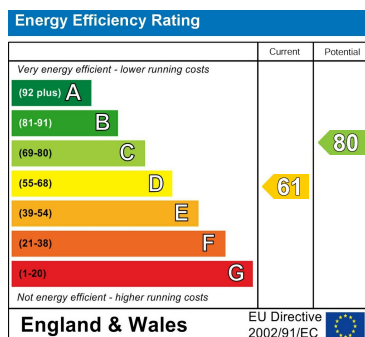
REAR GARDEN: A good size garden with paved patio area and lawn along with fencing to borders.



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 : A **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.