

ACRES

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- MID TERRACED FAMILY HOME
- THREE SPACIOUS BEDROOMS
- WELL PRESENTED LIVING ROOM
- MODERN FITTED KITCHEN
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- LARGE AND PRIVATE REAR GARDEN
- POTENTIAL TO EXTEND (STPP)
- IDEAL FIRST TIME BUY
- PRIME LOCATION



HURLINGHAM ROAD, BIRMINGHAM, B44 0LY - OFFERS AROUND £205,000

This spacious and well-presented mid-terrace family home is ideally situated in the heart of Kingstanding, Birmingham, offering convenient access to a range of local shops, well-regarded schools, and excellent public transport links. Perfectly suited to first-time buyers, young families, or investors alike, the property provides comfortable accommodation throughout and benefits from a generous rear garden. The property is approached via a spacious driveway providing valuable off-road parking. Upon entering, a welcoming hallway leads through to a well-presented living room, offering a bright and comfortable space for relaxation and everyday family living. The ground floor further benefits from a modern fitted kitchen, along with a contemporary family bathroom finished to a good standard. To the first floor, a spacious landing provides access to three well-proportioned bedrooms, comprising two generous double bedrooms and a good-sized single bedroom, making the home ideal for growing families or those requiring additional workspace. Externally, the property boasts a fantastic rear garden featuring a paved patio area, perfect for outdoor dining and entertaining, leading onto an exceptionally large lawned garden that provides ample space for children to play, gardening enthusiasts, or future landscaping opportunities. Offering well-maintained accommodation, excellent outdoor space, and a convenient location, this attractive home represents an excellent opportunity for first-time buyers looking to step onto the property ladder or investors seeking a strong addition to their portfolio. **HURRY BEFORE YOU'RE TOO LATE!**

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

HALLWAY: 3'7 x 5'4: A light and airy entrance with stairs to first floor, radiator and door into;

LIVING ROOM: 11'1 max, 10'7 min x 13'9: A great size living space with fire surround and fire, radiator and double glazed window to front.

FITTED KITCHEN: 10'1 x 9'3: 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, space for cooker, tiling to splashback ,space and plumbing for washing machine, space for fridge freezer, door to rear and door into;

BATHROOM: 4'6 x 9'3: A fitted suite with panelled bath, shower over, wash hand basin, close couple W.C, tiling to part walls and double glazed opaque window to rear.

LANDING: 2'9 x 3'6: Doors into;

BEDROOM ONE: 17'3 x 10'8: A great size double bedroom with two double glazed windows to front and radiator.

BEDROOM TWO: 9'4 x 13'4: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 7'4 x 9'6: A final spacious single bedroom with double glazed window to rear and radiator.

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

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

FIXTURES & FITTINGS: As per sales particulars.

COUNCIL TAX BAND: B.

VIEWING: Recommended via Acres on 0121 358 6222.



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COUNCIL TAX BAND : B **COUNCIL :** Birmingham

VIEWING: Highly recommended via Acres on 0121 358 6222

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(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	



Hurlingham Road, Birmingham, B44 0LY



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.