ACRES

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- END OF TERRACED FAMILY HOME
- TWO DOUBLE BEDROOMS
- SPACIOUS LIVING ROOM
- OPEN PLAN MODERN KITCHEN / DINER
- MODERN FITTED FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- LOW MAINTENANCE REAR GARDEN
- POTENTIAL TO EXTEND (STPP)
- QUITE CUL-DE-SAC POSITION
- IDEAL FIRST TIME BUY

BRADFIELD ROAD, GREAT BARR, B42 2RT - OFFERS OVER £215,000

Set in a quiet cul-de-sac in the heart of Great Barr, this high-specified and extremely well-presented two double-bedroom end-of-terraced family home offers an exceptional standard of living, with fantastic schooling, public transport links and local shops all within easy reach. To the front, the property benefits from a generous double driveway, leading into a spacious and welcoming hallway. From here, you are greeted by a cosy family living room, filled with natural light, and featuring double doors that open into a stylish, modern open-plan kitchen and diner—an ideal space for entertaining and family living. The first floor boasts a spacious landing, giving access to two well-proportioned double bedrooms, each beautifully presented. Completing the upstairs is a stunning, modern fitted family bathroom, finished to a superb standard. To the rear, the property enjoys a large, well-maintained garden, offering a patio area leading to a lawn, with a further decked seating area at the far end—perfect for relaxing or hosting in the warmer months. Immaculately presented throughout and ready to move into, this property is ideal for first-time buyers seeking a stylish home in a highly desirable location. HURRY BEFORE YOU'RE TOO LATE!

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

HALLWAY: 2’6 x 4’6: A light and airy entrance with stairs to first floor and door into;

LIVING ROOM: 14’10 (into bay) 13’0 x 9’7: A great size living space with fire surround and fire, radiator and double glazed bay window to front and double doors into;

FITTED KITCHEN: 9’10 x 13’10 max, 12’6 min: A lovely modern open plan kitted 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 and dishwasher, space for fridge freezer, radiator and door to rear along with dining space.

LANDING: 2’7 x 5’7: Double glazed window to side, access into loft and doors into;

BEDROOM ONE: 13’0 max, 5’10 min x 14’0 max, 9’8 min: A great size double bedroom with built in storage cupboard, double glazed window to front and radiator.

BEDROOM TWO: 9’10 x 8’5 max, 7’2 min: A further good size double bedroom with double glazed window to rear and radiator.

BATHROOM: A stunning modern re-fitted suite with panelled bath with shower over, wash hand basin, tiling to part walls, radiator and double glazed opaque window to rear.

REAR GARDEN: A good size garden with paved patio area and lawn with mature plants, shrubs and trees along with fencing to borders along with further patio / seating area to far rear with shed unit.

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.

FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

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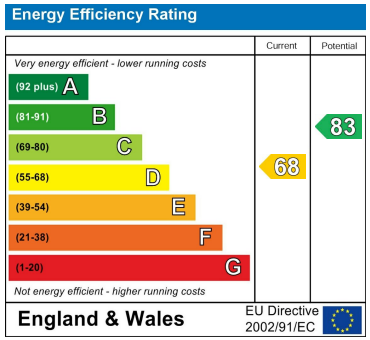
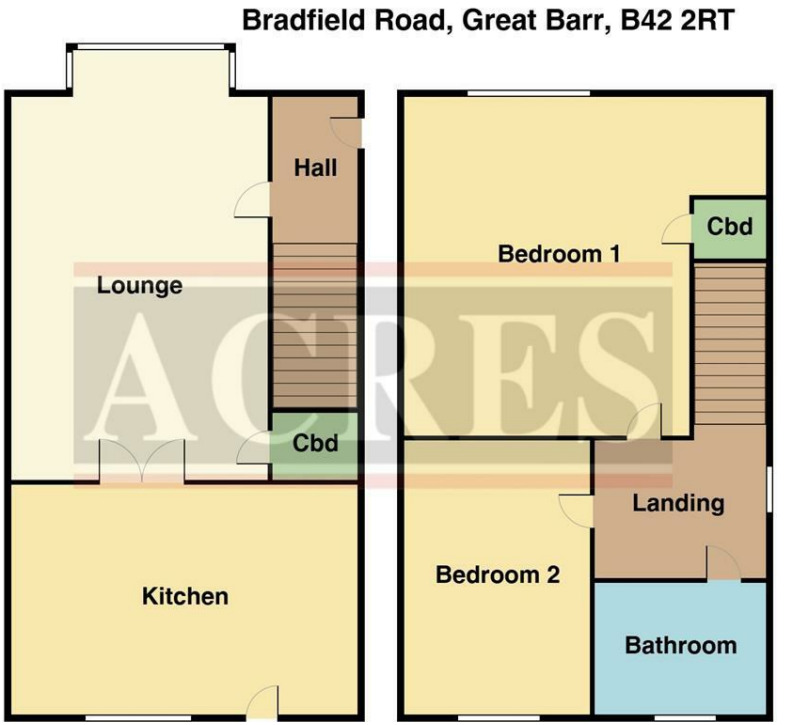
COUNCIL TAX BAND : B COUNCIL : Birmingham

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.