

ACRES

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- SEMI DETACHED FAMILY HOME
- IDEAL FIRST TIME BUY OR INVESTMENT
- THREE BEDROOMS
- SPACIOUS LIVING ROOM
- KITCHEN
- DOWNSTAIRS FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- LARGE REAR GARDEN
- POTENTIAL TO EXTEND (STPP)
- NO UPWARD CHAIN



HATCHAM ROAD, KINGSTANDING, B44 0SJ - OFFERS AROUND £165,000

Discover the potential of this three-bedroom semi-detached family home, ideally located in the heart of Kingstanding with convenient access to local shops, public transport links and nearby schooling. In need of full refurbishment throughout, the property presents a fantastic opportunity for investors or first-time buyers looking to add value, and is offered to the market with no upward chain. To the front, the property benefits from off-road parking leading into the hallway area, which provides access into a well-proportioned living room. To the rear is a kitchen along with a downstairs family bathroom. The first floor offers three spacious bedrooms, ideal for families or those seeking additional space. Externally, the property features a generous rear garden, offering excellent potential for landscaping or future extension (subject to planning permission). A superb blank canvas in a sought-after location, ready to be transformed into a wonderful family home. **HURRY BEFORE YOU'RE TOO LATE - NO UPWARD CHAIN!**

Accessed from the fore via driveway offering off road parking, lawned area with mature trees and shrubs leading to wooden entrance door, into;

HALLWAY: 4'3 x 3'2: With stairs to first floor and door into;

LIVING ROOM: 13'9 max, 12'6 min x 17'5 (bay): A great size living space with fire surround and fire, radiator and double glazed bay window to front along with door leading into;

FITTED KITCHEN: 7'5 x 9'8: A fitted kitchen with a sink and drainer under single glazed window to rear, storage cupboard and door to rear.

BATHROOM: 5'7 x 6'2: A fitted suite with panelled bath, wash hand basin, close couple W.C and single glazed opaque window to rear.

LANDING: 2'8 x 7'6: Doors into;

BEDROOM ONE: 17'2 max, 12'9 min x 10'8: A great size double bedroom with fire surround and fire, double glazed window to front and radiator.

BEDROOM TWO: 9'5 x 13'4: A further good size double bedroom with fire surround and fire, double glazed window to rear and radiator.

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

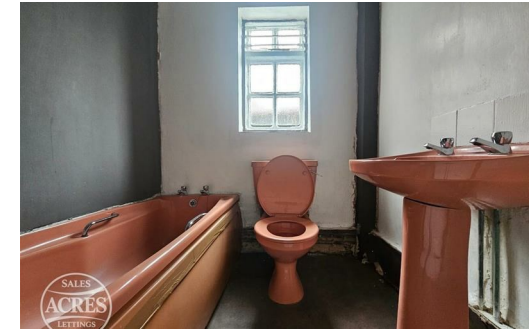
REAR GARDEN: A good size garden with paved patio area and lawn with mature plants, shrubs and trees along with fencing to borders.

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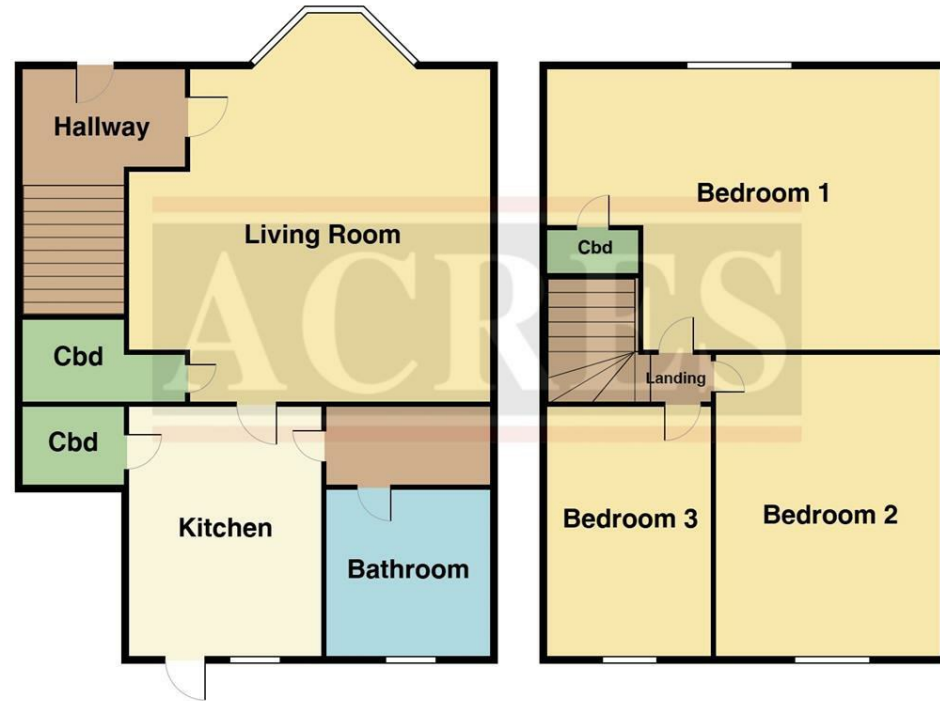
COUNCIL TAX BAND : B **COUNCIL :** Birmingham

VIEWING: Highly recommended via Acres on 0121 358 6222

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	81
(69-80) C	
(55-68) D	
(39-54) E	43
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



Hatcham Road, Birmingham, B44 0SJ



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.