ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
0121 358 6222 greatbarr@acres.co.uk @ www.acres.co.uk



- END OF TERRACED FAMILY HOME
- HUGE POTENTIAL FOR EXTENSION TO SIDE AND REAR (STPP)
- TWO DOUBLE BEDROOMS + NURSERY / OFFICE
- SPACIOUS OPEN PLAN LOUNGE / DINER
- SPACIOUS FITTED KITCHEN
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT & SIDE GARAGE
- LOW MAINTENANCE REAR GARDEN
- CORNER PLOT POSITION
- IDEAL FIRST TIME BUY OR INVESTMENT





BIRDBROOK ROAD, BIRMINGHAM, B44 9TP - OFFERS OVER £215,000

Presenting a spacious and well-presented end-of-terrace two double-bedroom family home, occupying a prime corner-plot position and offering huge potential for extension to the side and rear (subject to planning permission). Perfect for first-time buyers or investors, this desirable property combines current comfort with fantastic scope for future development. To the front, the home benefits from a driveway providing off-road parking and access to the front of the side garage. An enclosed porch leads into a bright and airy open-plan living and dining room, creating an inviting space for relaxing and entertaining. From here, you gain access to the fitted kitchen positioned at the front of the property. The first floor hosts two well-sized double bedrooms, along with a third room ideal for use as a home office, nursery, or dressing room, complemented by a modern family bathroom. Externally, the property continues to impress with a low-maintenance rear garden, offering a peaceful outdoor space with the potential to be further enhanced. A rare opportunity to secure a well-presented home with exceptional development potential—early viewing is highly recommended. HURRY BEFORE YOU'RE TOO LATE!

Accessed from the fore via driveway offering off road parking leading to garage front and double glazed entrance door, into;

PORCH: 5'3 x 3'8: Having double glazed windows and internal door into;

OPEN PLAN LOUNGE/DINER: 20'1 max, 9'9 min x 19'4 max, 8'8 min: A great size living / dining space with fire surround and fire, stairs to first floor, radiator and double glazed window to rear, dining area having double glazed double doors to rear along with door leading into;

FITTED KITCHEN: 9'3 x 10'2: A fitted kitchen with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, cooker with gas hob, tiling to splashback, tiling to floor, space and plumbing for washing machine and dishwasher, space for fridge freezer and radiator.

LANDING: Doors into;

BEDROOM ONE: 10'1 max, 8'2 min x 12'4: A great size double bedroom with double glazed window to rear and radiator.

BEDROOM TWO: 9'5 x 11'7: A further good size double bedroom with double glazed window to rear and radiator.

NURSERY/OFFICE: 7'1 max, 3'9 min x 7'4: A fantastic space for ones own use with double glazed window to side and radiator.

BATHROOM: 8'4 max, 6'4 min x 7'3: A modern fitted suite with panelled bath, walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C, tiling to part walls, chrome ladder style radiator and double glazed opaque window to front.

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

GARAGE: 7'9 x 26'4: With up and over door, light and power. (Please check the suitability of this garage for your own vehicle)

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).

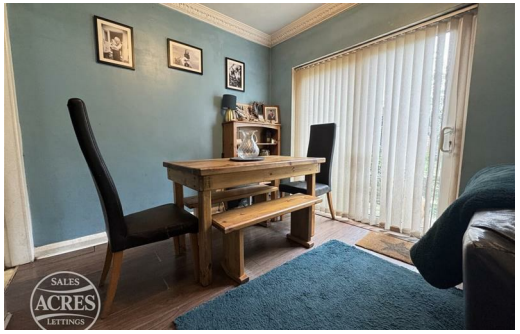
FIXTURES & FITTINGS: As per sales particulars.

COUNCIL TAX BAND: B.

VIEWING: Recommended via Acres on 0121 358 6222.





















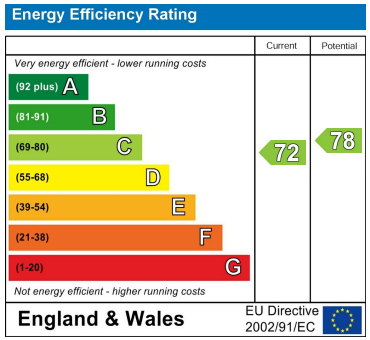
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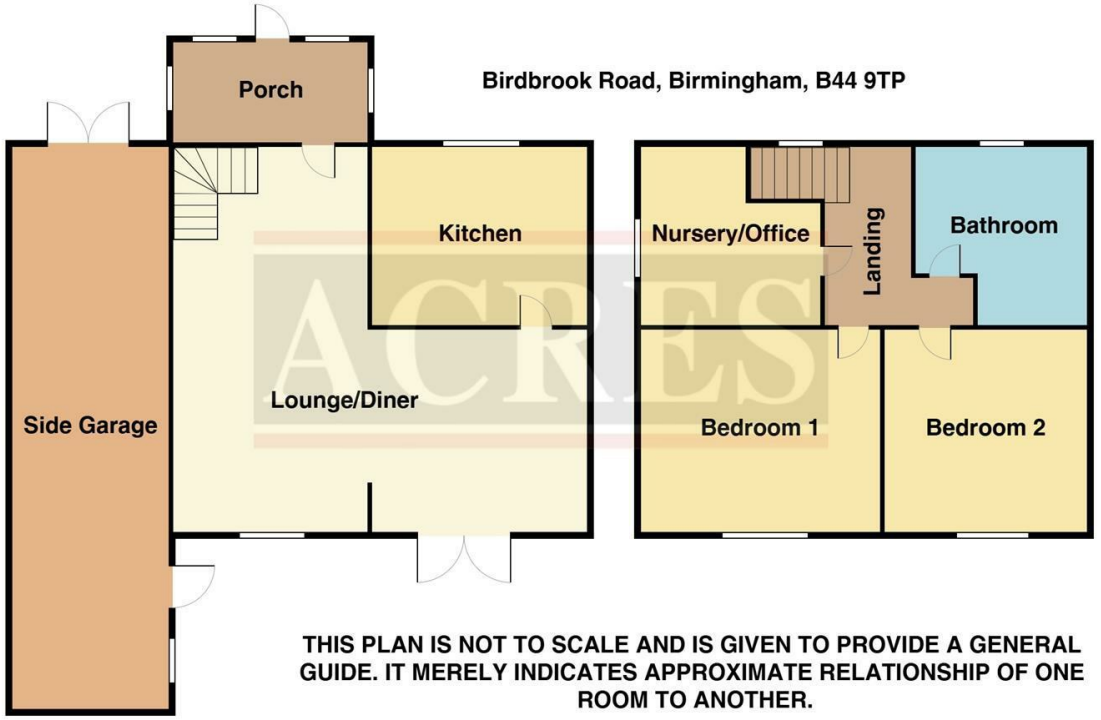
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COUNCIL TAX BAND : B COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 358 6222







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.