

ACRES

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



- OFFERING NO UPWARD CHAIN
- SHORT STROLL FROM SHOPS AND FACILITIES ON HAWTHORN ROAD
- PUBLIC TRANSPORT LINKS READILY AVAILABLE
- IDEAL FAMILY HOME
- GAS CENTRAL HEATING & PVC DOUBLE GLAZING (BOTH WHERE SPECIFIED)
- RECEPTION HALL DINING ROOM & REAR LOUNGE
- LARGE CONSERVATORY INCORPORATING LAUNDRY AREA
- THREE BEDROOMS INCLUDING ENLARGED THIRD BEDROOM
- FAMILY BATHROOM
- LAWNED REAR GARDEN



DYAS ROAD, BIRMINGHAM, B44 8SE - OFFERS AROUND £205,000

Set in a central and convenient location, just a short stroll from an array of shops and further facilities upon Hawthorn Road, Kingstanding, with public transport links readily available, as is local schooling. Offering gas central heating and PVC double glazing (both where specified), the property provides an ideal family home, benefiting from an enlarged third bedroom. Briefly comprising reception hall, rear lounge with fireplace, dining room, large conservatory incorporating laundry area, kitchen, three bedrooms, white bathroom and rear garden. Viewing is recommended. **NO UPWARD CHAIN!**

Set back from the roadway behind a foregarden with pathway, access is gained to the property via an enclosed porch.

ENCLOSED PORCH: Door opening to:

RECEPTION HALL: PVC double glazed window to side, radiator.

DINING ROOM: 11'6" max / 10' min x 9'6". PVC double glazed window to front, double radiator.

REAR LOUNGE: 13'1" max / 11'3" min x 9'6" max / 8'3" min. PVC double glazed window and patio doors to conservatory, coal-effect living flame gas fire set on a marble hearth having fire surround, radiator.

KITCHEN: 10'3" x 6'. Window and door to conservatory/rear, single drainer sink unit having double base unit beneath, further fitted wall and base units, roll edge work surfaces, tiled splashback and floor, radiator.

LARGE CONSERVATORY INCORPORATING LAUNDRY AREA: 15'3" max / 8'6" min x 13'3" max / 9'4" min. PVC double glazed windows to each elevation with double glazed double French doors opening to garden, double radiator, **LAUNDRY AREA :** with fitted base units, space for washing machine and fridge freezer.

STAIRS TO LANDING: PVC double glazed window to side.

BEDROOM ONE: 13'6" max / 11'3" min x 9'6". PVC double glazed bay window to rear, radiator.

BEDROOM TWO: 12'2" into bay x 7'8" min plus door recess. PVC double glazed window to front, radiator.

BEDROOM THREE: 8' max x 6'. PVC double glazed window to front, radiator.

FAMILY BATHROOM: PVC double glazed window to rear, matching white suite comprising bath, wash hand basin with base unit beneath, low flushing WC, tiling to floor and splashbacks, chrome ladder style radiator.

OUTSIDE: Lawned rear garden having shrubs and bushes.



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 : 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			
(81-91) B			83
(69-80) C		71	
(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	



Dyas Road, Birmingham, B44 8SE



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.