

# ACRES

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- THREE BEDROOM SEMI DETACHED
- OPEN ENTRANCE HALL
- TWO RECEPTION ROOMS
- EXTENDED KITCHEN/DINER
- DOWNSTAIRS GUEST WC / UTILITY ROOM
- GARAGE TO FORE
- MODERN FAMILY BATHROOM
- CENTRAL HEATING / DOUBLE GLAZED (WS)
- SOUGHT AFTER LOCATION
- HIGH SPECIFICATION THROUGHOUT



**SENNELEYS PARK ROAD, BIRMINGHAM, B31 1AN - OFFERS AROUND £385,000**

This very well presented three-bedroom semi-detached family home offers the perfect blend of modern comfort and timeless character. Ideally situated in a sought-after location close to the scenic Senneleys Park, the property has been thoughtfully extended and maintained to an excellent standard an ideal choice for families seeking both space and style. To the front, the home benefits from ample off-road parking, enhancing both convenience and curb appeal. Inside, a welcoming entrance hall leads to a cosy living room with a large bay window, creating a bright and inviting atmosphere. The contemporary kitchen flows effortlessly into a generous dining area, with bi-folding doors opening out to the landscaped rear garden — perfect for entertaining or relaxing. Further benefits include a ground-floor WC, a practical utility area, and an original garage space offering excellent potential for conversion or storage. Upstairs, there are three well-proportioned bedrooms and a stylish, modern family bathroom. Finished to a high standard throughout, this impressive home provides everything needed for comfortable family living in a prime location. Early viewing is highly recommended.

**DISCLAIMER:** The property is owned by a relative to a staff member at Acres

Access from the fore via driveway offering ample off road parking, leading to double glazed entrance door, into;

**HALLWAY:** A light and airy hallway with stairs to first floor, radiator, double glazed window and doors into;

**FRONT RECEPTION ROOM;** 11'8 x 13'9; A great size living area with log burner, radiator and double glazed bay window to front,

**LOUNGE;** 11'8 x 20'11; A further good sized living space with radiator, double glazed bi-fold doors to rear and door leading into;

**FITTED KITCHEN;** 16'5 x 17'6; Fitted kitchen with a range of modern drawer base and eye level units, work surfaces, sink and drainer, tiling to splashback, double glazed window skylights, double glazed bi-fold doors to rear, integrated oven, gas hob with built in extractor fan, integrated microwave and integrated fridge freezer.

**UTILITY SPACE:** A really useful utility space with space and plumbing for washing machine, leading to;

**GUEST W.C:** Fitted with close couple W.C, wash hand basin, tiling to

**LANDING:** Double glazed opaque window to side and doors into;

**BEDROOM ONE:** 11'8 x 13'8 A great size double bedroom with double glazed window to front and radiator.

**BEDROOM TWO:** 11'8 x 11'2 A further good size double bedroom with double glazed window to rear and radiator.

**BEDROOM THREE:** 7'11 x 7'9 A final bedroom with double glazed window to front and radiator.

**BATHROOM:** 7'11 x 7'11 Fitted with a 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 rear.

**REAR GARDEN:** A good size low maintenance garden with decked area to fore and lawn with fencing to borders.

**GARAGE;** 8'5x11'1; With up and over door, light and power and wall mounted central heating boiler.

**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:** D

**VIEWING:** Recommended via Acres on 0121 358 6222.

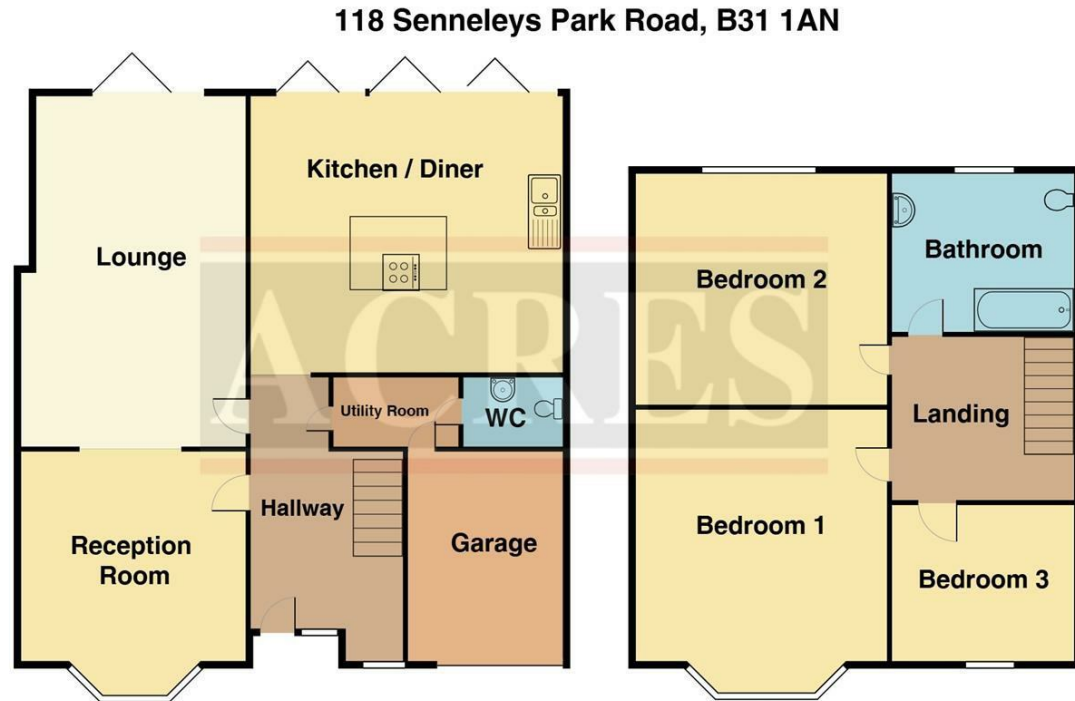


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**COUNCIL TAX BAND :** D                      **COUNCIL :** Birmingham

**VIEWING:** Highly recommended via Acres on 0121 358 6222

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(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	



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.