

# ACRES

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- EXTENDED END OF TERRACED FAMILY HOME
- THREE BEDROOMS
- SPACIOUS LIVING ROOM
- ADDITIONAL DINING ROOM
- EXTENDED FITTED KITCHEN
- FITTED FAMILY BATHROOM
- USEFUL ATTIC AREA
- LOW MAINTENANCE REAR GARDEN
- OFF ROAD PARKING TO FRONT
- IDEAL FIRST TIME BUY



**BEECHES ROAD, GREAT BARR, B42 2QS - OFFERS IN THE REGION OF £235,000**

Set in the heart of Great Barr, Birmingham, this spacious and extended end-of-terrace family home offers comfortable, well-proportioned living with the added benefit of local shops, excellent public transport links, and fantastic schooling all within easy reach. To the front, the property features a convenient driveway leading into an enclosed porch, which opens into a large and inviting living room—an ideal space for family relaxation. To the rear, a separate dining room flows seamlessly into an extended open-plan fitted kitchen, providing superb workspace and a bright, sociable layout perfect for modern family living. The first floor offers a generous landing with a further staircase rising to a versatile loft area, ideal for storage or easily adaptable to suit one's needs. This level also gives access to two spacious double bedrooms, a third well-proportioned single bedroom, and a well-presented fitted family bathroom. Outside, the rear garden has been thoughtfully designed for low maintenance, featuring a patio area, raised decked seating space, and an artificial lawn at the far end—providing an enjoyable outdoor setting all year round. With its extended layout, excellent location, and flexible loft space, this property makes an ideal purchase for first-time buyers seeking a comfortable, modern, and well-designed family home. **HURRY BEFORE YOU'RE TOO LATE!**

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

**PORCH:** 7'5 x 2'6: Double glazed windows and internal door into;

**LIVING ROOM:** 15'8 max, 11'8 min x 14'6 (bay) 10'11 min: A great size living space with stairs to first floor, fire surround and fire, radiator and double glazed bay window to front and door into;

**DINING ROOM:** 15'7 max, 14'6 min x 9'8: A further good size living / dining space with radiator and double glazed window to rear along with open plan access into;

**EXTENDED FITTED KITCHEN:** 7'9 x 15'9: A modern and extended fitted kitchen with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to side, integrated oven, gas hob with extractor hood over, tiling to splashback, tiling to floor, double glazed window to rear, space and plumbing for washing machine, space for fridge freezer, wall mounted central heating boiler, radiator and door to rear.

**LANDING:** 6'3 max, 4'2 min x 5'9: Stairs into loft and doors into;

**BEDROOM ONE:** 8'6 x 12'0: A great size double bedroom with double glazed window to front and radiator.

**BEDROOM TWO:** 9'6 x 9'9: A further good size double bedroom with double glazed window to rear and radiator.

**BEDROOM THREE:** 6'8 x 8'8: A final bedroom with double glazed window to front and radiator.

**BATHROOM:** 5'5 x 6'6: A fitted suite with panelled bath, shower over, wash hand basin, tiling to walls, radiator and double glazed opaque window to rear.

**LOFT AREA:** 15'8 x 12'4 max, 7'5 min: A great additional space with double glazed windows to rear and side along with radiator and ceiling light.

**REAR GARDEN:** A good size low maintenance garden with paved patio, decked seating area with artificial lawn to rear 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.

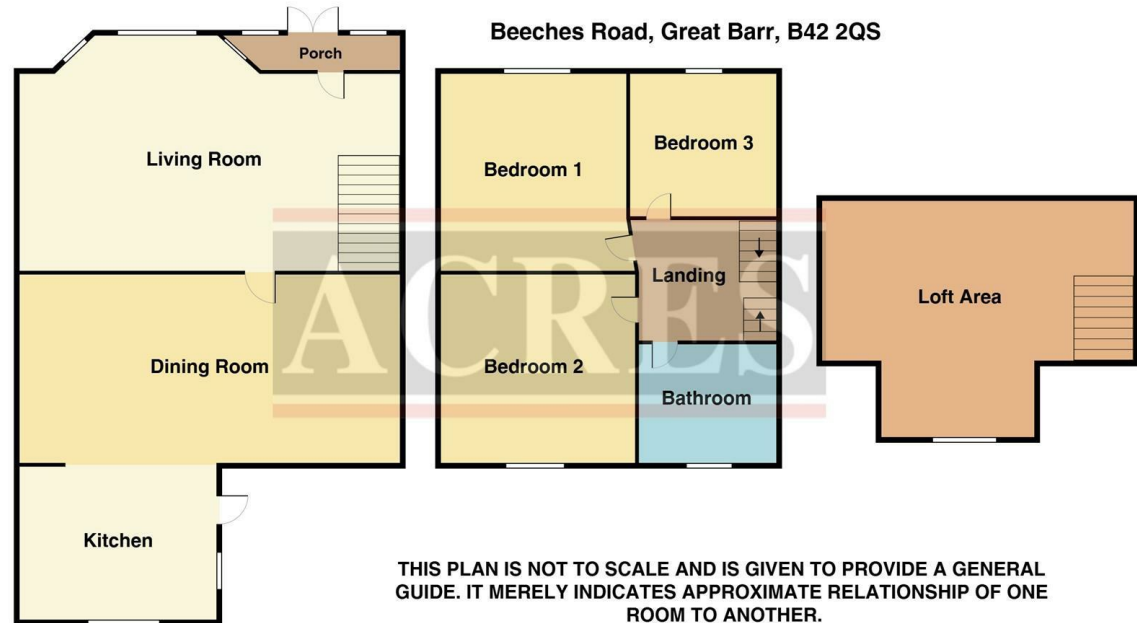


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**COUNCIL TAX BAND :** B                      **COUNCIL :** Birmingham

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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.