

ACRES

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- Well Presented semi detached period residence
- PVC double glazed windows and gas central heating (where specified)
- Driveway providing off road parking for two vehicles
- Three reception rooms plus a versatile garden room
- Spacious kitchen, Dining Room
- Guest Cloakroom
- Four Bedrooms
- Family bathroom
- Mature landscaped rear garden
- Close to local schools, everyday amenities, Sutton Park and transport links



UPPER HOLLAND ROAD, , B72 1RD - OFFERS AROUND £425,000

A delightful and characterful four bedroom semi detached period residence, well presented and offering generous living accommodation arranged over three floors. This charming home combines period features including stained glass details, and decorative fireplaces with the convenience of PVC double glazed windows and gas central heating (where specified). The property enjoys a prime position close to local schools, everyday amenities, transport links and the natural open spaces of Sutton Park. Ideally suited to families seeking space, character and convenience, this home also benefits from an attractive rear garden, thoughtfully landscaped to create both peaceful retreats and practical entertaining areas.

Approached via a block paved driveway offering parking for two vehicles, neatly bordered by mature shrubs and leading to an open porch.

Hall: Entered through a solid wooden front door with a striking stained glass inset and an obscure side window, the welcoming hall features wooden flooring, a radiator, under stairs storage cupboard, and doors to the main reception rooms.

Lounge 12'05" x 12'00": An elegant principal reception room with a PVC double glazed bay window to the front, a feature brick fireplace with tiled hearth, gas coal effect fire, and radiator.

Sitting Room 8'10" max / 7'04" min x 8'02": A versatile additional living space with a PVC double glazed window to the side and radiator.

Kitchen 15'04" x 8'01": A spacious kitchen fitted with a stainless steel 1.5 bowl sink and drainer unit set into decorative work surfaces with matching base and wall cabinets with drawers. There is space for an oven with extractor hood over, space for washing machine and fridge freezer, tiled flooring, radiator, PVC double glazed windows to side and rear, PVC double glazed door to side, serving hatch to the dining room, and door leading to:

WC: Fitted with a low flushing WC, hand wash basin, and tiled flooring.

Dining Room 11'11" x 10'10" max / 9'08" min: A generous dining space overlooking the rear garden, featuring wooden bay windows, a part obscure stained glass door opening to the garden room, a decorative brick built fireplace, and radiator.

Garden Room 10'10" x 10'02": An inviting space with PVC double glazed windows and French doors opening directly to the garden, finished with tiled flooring, perfect for relaxing and enjoying garden views.

Landing: With a PVC double glazed window to the front, radiator, and doors to:

Bedroom Two 12'09" x 12'00": A bright double room with PVC double glazed window to front, radiator, and decorative feature fireplace with tiled hearth.

Bedroom Three 11'11" x 9'11": With PVC double glazed window to rear, radiator, and decorative feature fireplace.

Bedroom Four 7'07" x 7'05": A well proportioned bedroom with PVC double glazed window to rear and radiator.

Family Bathroom: Appointed with a modern white suite comprising panelled bath and shower over, low flushing WC, hand wash basin with tiled surround, laminate flooring, chrome effect ladder style radiator, and an obscure PVC double glazed window to side.

Second Floor

Bedroom One 11'08" x 8'05" min x 19'07": A substantial principal bedroom with PVC double glazed window to rear and radiator.

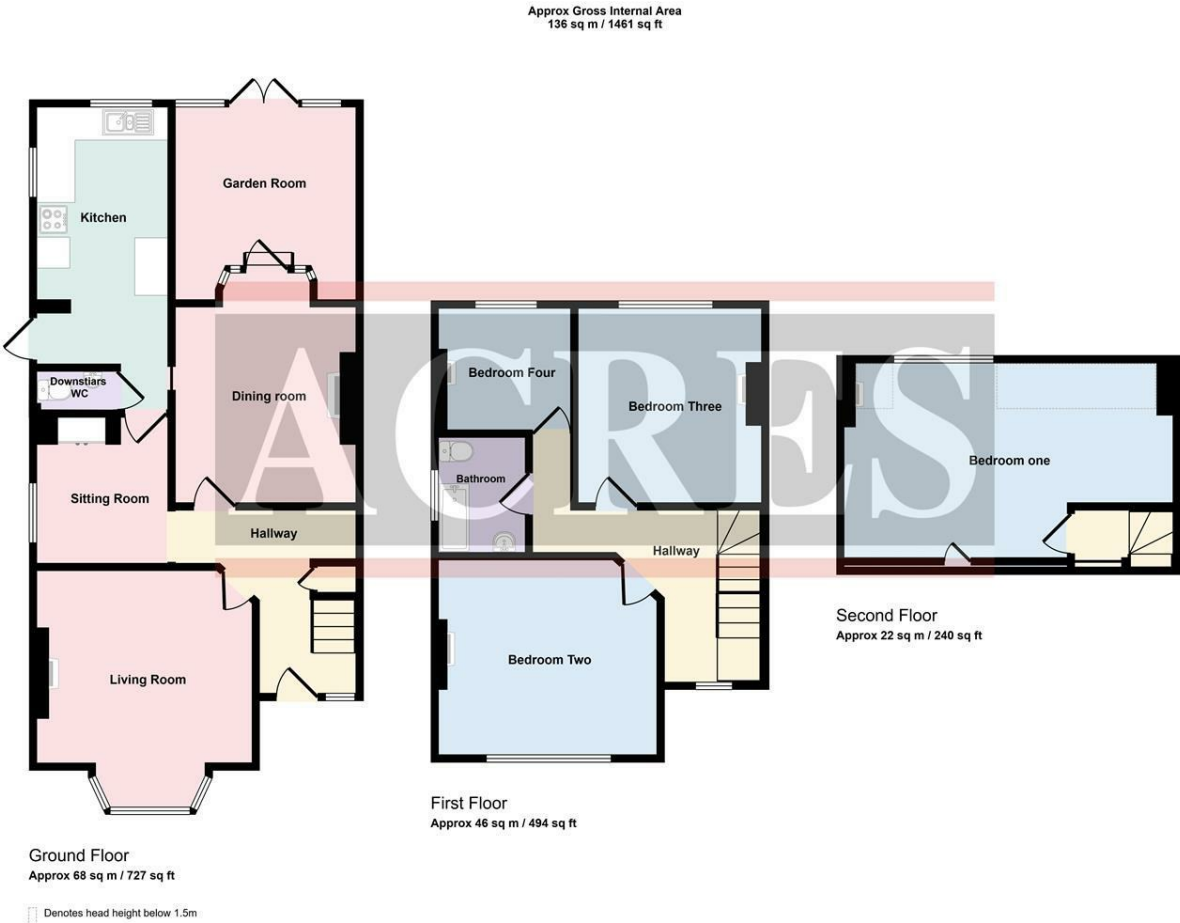
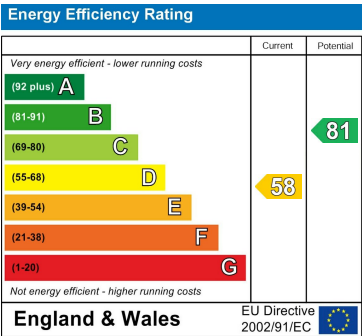
Rear Garden: A key feature of the home, the rear garden has been thoughtfully designed to provide both entertaining and family areas. A paved patio terrace immediately adjoins the property, offering an ideal setting for outdoor dining and summer gatherings. Beyond lies a neatly maintained lawn, bordered by mature shrubs, established trees and seasonal planting, which together creates privacy and a peaceful backdrop. The garden further benefits from side access for convenience.



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: C COUNCIL:

VIEWING: Highly recommended via Acres on 0121 321 2101



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

