

ACRES

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- EXTENDED SEMI DETACHED FAMILY HOME
- THREE SPACIOUS BEDROOMS
- WELL PRESENTED LIVING ROOM
- ADDITIONAL DINING ROOM
- SPACIOUS CONSERVATORY
- EXTENDED FITTED KITCHEN
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- LARGE REAR GARDEN
- POTENTIAL TO EXTEND FURTHER (STPP)



ENDHILL ROAD, BIRMINGHAM, B44 9RN - OFFERS AROUND £260,000

Situated in a quiet cul-de-sac location, this spacious and extended three-bedroom semi-detached family home offers an excellent opportunity for growing families, with fantastic local schooling, convenient public transport links, and a range of nearby shops all within easy reach. The property is approached via a large driveway providing ample off-road parking. Upon entering, you are welcomed into a spacious and open entrance hallway, creating a bright and inviting first impression. To the front is a generous reception room, while a second reception room to the rear provides additional versatile living space, ideal for family life or entertaining. The ground floor further benefits from a conservatory overlooking the rear garden, an extended fitted kitchen offering excellent workspace and storage, and a large storeroom providing practical additional storage or potential for conversion, subject to the necessary permissions. To the first floor, a spacious landing gives access to two well-proportioned double bedrooms, a generous third single bedroom, and a modern family bathroom finished to a high standard. Externally, the property enjoys a substantial rear garden featuring a decked patio area, perfect for outdoor dining and entertaining, leading onto a large lawn that offers plenty of space for children to play. With excellent scope for further extension (subject to the necessary planning consents), this superb home presents an exciting opportunity to create a forever family home tailored to your needs. Early viewing is highly recommended to fully appreciate the space, potential, and desirable location this fantastic property has to offer. **HURRY BEFORE YOU'RE TOO LATE!**

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

HALLWAY: 5'4 max, 2'6 min x 15'7: A light and airy entrance with stairs to first floor, radiator and door into;

FRONT RECEPTION ROOM: 11'3 max, 9'9 min X 13'6: A great size living space with radiator and double glazed bay window to front.

REAR RECEPTION ROOM: 11'3 max, 9'9 min x 10'4: A further good size living / dining space with radiator and double glazed sliding doors into;

CONSERVATORY: 9'2 x 7'5: Having double glazed windows and double glazed double doors to rear.

FITTED KITCHEN: 15'2 x 7'4: A extended fitted kitchen with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, gas hob and extractor hood over, tiling to splashback, tiling to floor, spotlights to ceiling, space and plumbing for washing machine, space for fridge freezer, radiator and door to rear and door into store room.

STORE ROOM: 9'0 x 15'3: A great additional space, ideal for additional white goods and storage.

LANDING: 5'4 max, 2'3 min x 6'9: Double glazed opaque window and doors into;

BEDROOM ONE: 10'6 max, 9'1 min x 13'7 (bay): A great size double bedroom with double glazed window and radiator.

BEDROOM TWO: 11'3 max, 10'1 min x 10'3: A further good size double bedroom with double glazed window and radiator.

BEDROOM THREE: 6'1 x 8'3: A final single bedroom with double glazed window to and radiator.

BATHROOM: 5'2 x 6'7: A modern fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, close couple W.C, tiling to walls, spotlights to ceiling, radiator and double glazed opaque window.

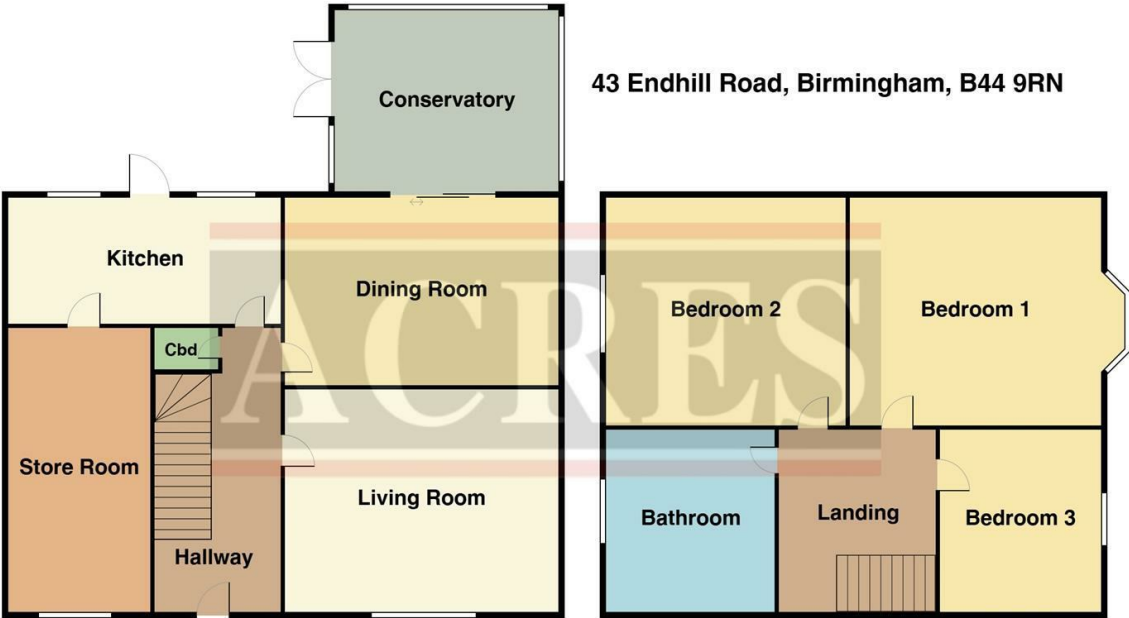
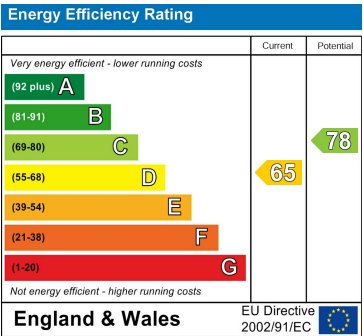
REAR GARDEN: A good size garden with paved patio area and lawn along with fencing to borders.



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 : Birmingham

VIEWING: Highly recommended via Acres on 0121 358 6222



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.

