

ACRES

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- EXTENDED SEMI DETACHED FAMILY HOME
- THREE SPACIOUS BEDROOMS
- WELL PRESENTED FRONT LIVING ROOM
- ADDITIONAL SPACIOUS SITTING ROOM
- EXTENDED MODERN OPEN PLAN KITCHEN / DINER
- DOWNSTAIRS GUEST W.C.
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- LARGE REAR GARDEN
- NO UPWARD CHAIN



GLENDOWER ROAD, PERRY BARR, B42 1SX - OFFERS OVER £325,000

Discover this very high-specification and beautifully extended three-bedroom semi-detached family home, perfectly positioned in the heart of Perry Barr, Birmingham, with fantastic access to local shops, excellent schooling, and convenient public transport links. To the front, the property boasts a large driveway providing ample off-road parking, leading into an enclosed porch with further access into a light and airy hallway. From here, you are welcomed into a spacious front reception room, ideal for relaxing or entertaining. To the rear sits an exceptionally large second reception room, enhanced by double doors that open into a stunning, extended, open-plan modern kitchen and dining area, offering premium finishes, generous workspace, and a truly impressive social hub for family living. The ground floor also benefits from a guest downstairs WC for added convenience. To the first floor, a spacious landing leads to two well-proportioned double bedrooms, a third single bedroom, and a modern family bathroom, all beautifully presented and move-in ready. Outside, the rear of the property features a low-maintenance garden, complete with a patio area, lawn, and a large shed unit, ideal for storage or hobby use. Offered with no upward chain, this exceptional home is turn key ready and represents an outstanding opportunity for first-time buyers or growing families seeking style, space, and convenience in a prime location. 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: 5'7 max, 2'9 min x 14'8: A light and airy entrance with stairs to first floor, radiator and doors into;

FRONT RECEPTION ROOM: 9'8 X 15'9 (bay): A great size living space with radiator and double glazed bay window to front.

REAR RECEPTION ROOM: 15'8 max, 9'8 min x 15'2 max, 11'1 min: A further open plan living / dining space with radiator, spotlights to ceiling and double doors into;

EXTENDED KITCHEN/DINER: 14'8 x 15'5: A extended and stunning open plan fitted kitchen / diner with a range of modern drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, gas hob with extractor hood over, tiling to splashback, tiling to floor, central island, spotlight to ceiling, skylight to ceiling, plumbing for washing machine and dishwasher, space for fridge freezer, space for tumble dryer, radiator and double glazed double doors to rear.

GUEST W.C: 2'2 x 6'2: Fitted with close couple W.C, wash hand basin set into vanity unit, tiling to floor and walls and double glazed opaque window.

LANDING: 2'6 x 9'2: Double glazed opaque window to side and doors into;

BEDROOM ONE: 9'8 x 15'6: A great size double bedroom with double glazed window to front and radiator.

BEDROOM TWO: 9'8 x 14@7 (bay): A further good size double bedroom with double glazed bay window to rear and radiator.

BEDROOM THREE: 5'7 x 7'6: A final single bedroom with double glazed window to front and radiator.

BATHROOM: 5'7 x 10'10 max, 7'6 min: A modern fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, tiling to walls, tiling to floor, chrome ladder style radiator and double glazed opaque window to rear.

LOFT AREA: 11'2 x 11'10: A great additional space ideal for storage with Velux window.

REAR GARDEN: A good size garden with paved patio area and lawn with mature plants, shrubs and trees along 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	81

England & Wales EU Directive 2002/91/EC



Glendower Road, Birmingham, B42 1SX



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.