

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
☎ 0121 358 6222 ✉ greatbarr@acres.co.uk @ www.acres.co.uk



- EXTENDED SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- WELL PRESENTED LIVING ROOM
- EXTENDED OPEN PLAN KITCHEN / DINER
- MODERN FAMILY SHOWER ROOM
- LOW MAINTENANCE REAR GARDEN
- OFF ROAD PARKING TO FRONT
- IDEAL FIRST TIME BUY
- SOUGHT AFTER LOCATION
- HIGH SPEC THROUGHOUT



COPTHORNE ROAD, BIRMINGHAM, B44 9NX - OFFERS AROUND £250,000

This extremely well-presented and thoughtfully extended semi-detached family home is situated in the heart of Kingstanding, offering convenient access to a range of local shops, well-regarded schools, and excellent public transport links. Finished to a fantastic standard throughout, the property is an ideal purchase for first-time buyers, young families, or those seeking a home ready to move straight into. To the front, the property benefits from a double-width driveway providing ample off-road parking. Internally, you are welcomed directly into a bright and airy living room, beautifully presented and offering a warm and inviting space for relaxation. To the rear of the property is a stunning extended open-plan kitchen and dining area, creating the perfect hub for modern family living and entertaining. The ground floor is further complemented by a contemporary shower room, finished to a high standard. The first floor offers a spacious landing leading to three generous double bedrooms, all well-presented and providing excellent accommodation for growing families. Externally, the rear garden has been attractively landscaped, featuring a well-maintained patio area ideal for outdoor dining and entertaining, with steps leading up to a lawned garden, providing a pleasant and private outdoor space. Combining spacious accommodation, stylish presentation, and a highly convenient location, this superb home represents an excellent opportunity for buyers seeking a property that requires little to no work and can be enjoyed from day one. **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;

LIVING ROOM: 15'8 max, 11'5 min x 13'3: A great size and well presented living space with radiator, cupboard space, stairs to first floor, spotlight to ceiling, double glazed window to front and door into;

OPEN PLAN KITCHEN/DINER: 14'2 max, 9'3 min x 10'7 max, 9'3 min: A extended and modern open plan fitted kitchen/ diner with a range of modern drawer base and eye level units, work surfaces, sink and drainer set into central island, integrated oven, gas hob with extractor hood over, tiling to splashback, tiling to floor, spotlight to ceiling, space and plumbing for washing machine and dishwasher, space for fridge freezer and tumble dryer, vertical radiator and double glazed bi-fold doors to rear garden along with door leading into;

SHOWER ROOM: 4'5 x 6'3: A fitted suite with walk in shower cubicle, wash hand basin, close couple W.C, tiling to walls and tiling to floor.

LANDING: 2'5 x 7'6: Access into loft and doors into;

BEDROOM ONE: 13'9 max, 11'9 min x 9'2: A great size double bedroom with built in wardrobe system, double glazed windows to front and radiator.

BEDROOM TWO: 8'2 x 11'5: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 7'5 x 7'9: A final bedroom with double glazed window to rear and radiator.

REAR GARDEN: A good size garden with paved patio area and steps leading to lawn with mature plants, shrubs and trees along with fencing to borders.

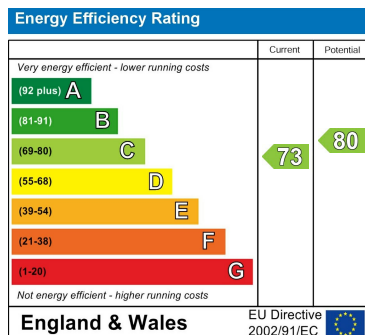


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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 : B **COUNCIL :** Birmingham

VIEWING: Highly recommended via Acres on 0121 358 6222



Copthorne Road, birmingham, B44 9NX



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.