



Acton Grove
, Birmingham, , B44 0RP

Starting Bid £210,000

Property Features

- Three bedroom family home
- Spacious living room and separate dining room
- Fitted kitchen with side access
- Ground floor family bathroom
- Additional first floor WC
- Principal bedroom with fitted wardrobes
- Extensive rear garden with raised decking
- Large outbuilding providing excellent storage or workshop space
- Block paved driveway offering off-road parking for multiple vehicles
- Fantastic opportunity to modernise and create a long-term family home

Full Description

Occupying a generous plot in Acton Grove, Birmingham, this well-proportioned three bedroom home offers spacious accommodation both inside and out, making it an excellent choice for growing families, first-time buyers or those looking to put their own stamp on a property. The home benefits from a versatile layout including a generous living room, separate dining room, fitted kitchen, ground floor bathroom, three bedrooms and an additional first floor WC, all complemented by a substantial rear garden and useful outbuilding.

The property provides excellent potential for modernisation and personalisation while already offering comfortable living accommodation. With ample off-road parking to the front, a practical internal layout and impressive outdoor space, this is a home that offers both immediate enjoyment and exciting future possibilities.

THE FORE

The property is approached via a block paved driveway providing off-road parking for multiple vehicles, with a pathway leading to the enclosed entrance porch. The traditional brick facade creates an attractive first impression, while the semi-detached position offers a pleasant sense of space between neighbouring homes.

The entrance porch provides a useful transition into the property, helping to keep the main living accommodation separate from the outdoors. The generous frontage is both practical and welcoming, making everyday parking and access convenient for homeowners and visitors alike.

GROUND FLOOR

Stepping inside, the welcoming entrance hall provides access to the principal ground floor accommodation and staircase to the first floor. The spacious living room enjoys excellent natural light and offers plenty of room for a variety



of furniture arrangements, creating an inviting space to relax with family or entertain guests.

The separate dining room provides an ideal setting for both everyday meals and larger gatherings, conveniently positioned adjacent to the fitted kitchen. The kitchen offers a practical range of units and worktop space, together with direct access to the side of the property. Completing the ground floor is a family bathroom fitted with a three-piece suite, while a useful understairs storage cupboard adds further practicality.

LIVING ROOM

13' 8" x 13' 9" (4.17m x 4.19m)

DINING ROOM

9' 5" x 11' 5" (2.87m x 3.48m)

KITCHEN

7' 1" x 10' 9" (2.16m x 3.28m)

GROUND FLOOR BATHROOM

9' 2" x 4' 8" (2.79m x 1.42m)

FIRST FLOOR

The first floor comprises three well-proportioned bedrooms, each offering comfortable accommodation suitable for a range of buyers. The principal bedroom is particularly generous and benefits from fitted wardrobes, creating excellent storage while enhancing the room's functionality. Bedrooms two and three provide flexible accommodation that could equally serve as children's bedrooms, guest rooms or a home office depending on individual requirements. A separate first floor WC adds further convenience, particularly for family living.

BEDROOM ONE

14' x 10' 8" (4.27m x 3.25m)

BEDROOM TWO

8' 4" x 9' 4" (2.54m x 2.84m)

BEDROOM THREE

7' 6" x 9' 5" (2.29m x 2.87m)

BATHROOM

4' 5" x 3' (1.35m x 0.91m)

THE REAR

The rear garden is undoubtedly one of the property's



standout features, offering a substantial outdoor space with tremendous potential for landscaping and family enjoyment. A raised decked seating area provides the perfect spot for outdoor dining and entertaining before leading down to an extensive garden with mature trees and established boundaries that provide a good degree of privacy. Towards the rear of the plot sits a substantial outbuilding, ideal for storage, a workshop or hobby space, while the generous garden offers ample room for children to play or for keen gardeners to create their own outdoor retreat. The overall plot provides excellent scope for buyers looking to maximise both indoor and outdoor living.



GARAGE

7' 8" x 17' 9" (2.34m x 5.41m)

ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

TENURE

We have been advised that this property is freehold however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEWING

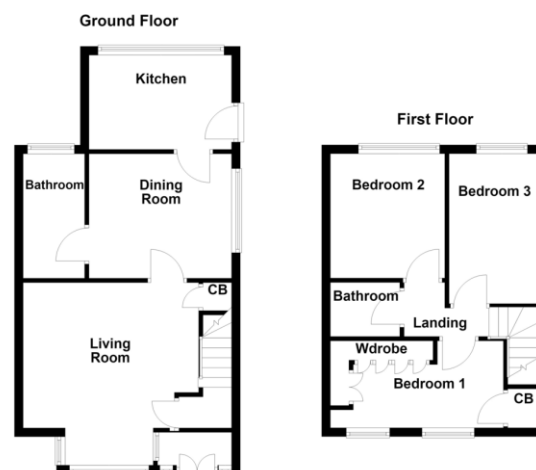
By prior appointment with Taylor Cole Estate Agents on the contact number provided.

AUCTION

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.



%epcGraph_c_1_339%

8 Victoria Road
Tamworth
Staffordshire
B79 7HL

www.taylorcole.co.uk
sales@taylorcole.co.uk
01827 311412

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements