

ACRES

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- EXTENDED SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- SPACIOUS THROUGH LOUNGE / DINER
- EXTENDED KITCHEN / DINER
- SEPARATE UTILITY
- FITTED FAMILY BATHROOM
- LARGE REAR GARDEN
- SINGLE GARAGE TO REAR
- HUGE POTENTIAL THROUGHOUT
- NO UPWARD CHAIN



WINTERTON ROAD, BIRMINGHAM, B44 0UU - OFFERS OVER £210,000



A spacious and extended three-bedroom semi-detached family home, set within a quiet cul-de-sac location with excellent access to local shops, public transport links and nearby schooling. The property benefits from a fore garden with potential to create a driveway, with steps leading to the entrance. Internally, a spacious hallway provides access to a through open-plan living and dining room, along with a further extended open-plan kitchen and diner and separate utility room. To the first floor is a spacious landing leading to two double bedrooms, a good-sized third bedroom and a fitted family bathroom. To the rear is a low-maintenance garden featuring a patio area and lawn, with a single garage situated to the far rear providing off-road parking. The property offers huge scope for further improvement and extension, both internally and externally, making it an excellent opportunity for buyers looking to create their ideal family home. Offered for sale with no upward chain. **HURRY BEFORE YOU'RE TOO LATE - NO UPWARD CHAIN!**

Accessed from the fore garden and steps leading up to the double glazed entrance into;

HALLWAY: 13'6 / 5'7max x 3'1min: A light and airy entrance with stairs to first floor, radiator, opaque window to side and door into;

THROUGH LOUNGE/DINER: 25'7 / 9'9max x 8'7min: A great size through living / dining space with fire surround and fire, radiator, double glazed window to front, leading through to further living / dining space with radiator and double glazed window and doors out to rear.

EXTENDED FITTED KITCHEN: 18'5 / 12'1max x 5'6min: A extended fitted kitchen / diner with a range of drawer base and eye level units, work surfaces, sink and drainer, double glazed window to rear, space for cooker, tiling to splashback, space for fridge and door out to rear, radiator and opening into;

SIDE PASSAGE/ UTILITY: 7'6 x 5'5: A great additional area with space for fridge freezer, space and plumbing for washing machine and tumble dryer, radiator and double glazed windows and door out to front.

LANDING: 5'9 x 5'6: Double glazed opaque window to side, loft access and doors into;

BEDROOM ONE: 13'4(into bay) x 9'9: A great size double bedroom with double glazed bay window to front and radiator.

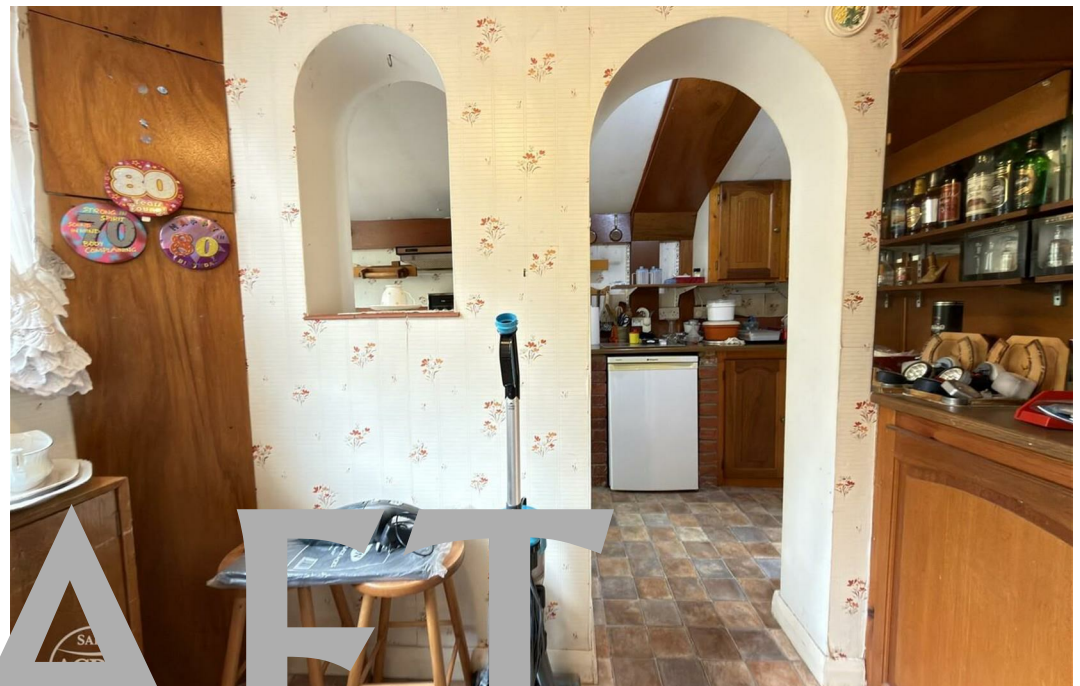
BEDROOM TWO: 11'8 / 8'6(wardrobe) x 9'9max: A further good size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

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

BATHROOM: 6'6 x 5'7: A fitted suite with panelled bath, wash hand basin, close couple W.C, tiling to part walls, radiator and double glazed opaque window to rear.

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

REAR GARAGE: Accessed via communal rear access, up and over garage door to front allowing off road parking. (Please check the suitability of this garage for your own vehicle)



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

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		
England & Wales		
EU Directive 2002/91/EC		



DRAFT

Winterton Road, Birmingham B44 0UU



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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.