ACRES

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

- THREE BED SEMI DETACHED HOME
- LIGHT AND AIRY THROUGHOUT
- SPACIOUS KITCHEN/DINER
- SIDE ENTRY LEADING TO FRONT AND REAR
- GENEROUSLY SIZED REAR GARDEN
- CONVENIENTLY LOCATED NEAR TO SCHOOLS, AMENITIES, AND TRANSPORT LINKS
- IDEAL FOR A FIRST TIME BUYER OR INVESTOR
- ROOM TO EXTEND (STPP)
- READY TO MOVE IN TO
- NO CHAIN!!!

FODEN ROAD, GREAT BARR, B42 2EJ - OFFERS OVER £220,000

Nestled on Foden Road in Birmingham, this charming semi-detached house offers a delightful blend of comfort and space, making it an ideal family home. Upon entering, you are greeted by a light and airy hallway that sets a welcoming tone throughout the property. The spacious reception room provides an excellent area for relaxation. The heart of the home is undoubtedly the kitchen diner, which is perfect for family meals and casual dining. This well-designed space allows for easy interaction while cooking, making it a hub of activity. The property boasts three generous bedrooms, each offering ample space for rest and personalisation, catering to the needs of a growing family or providing room for guests. Completing this lovely home is a good-sized rear garden, which presents an excellent opportunity for outdoor enjoyment and a vibrant space for children to play. NO UPWARD CHAIN!! HURRY BEFORE YOU ARE TOO LATE

Accessed from the fore via low maintenance front garden and steps leading up to double glazed entrance door, into;

PORCH: 3’2 x 5’7: Having double glazed windows and internal door into;

HALLWAY: 11’1 x 5’4: A light and airy entrance with stairs to first floor, radiator and door into;

LIVING ROOM: 11’1 x 5’4: A great size living space with radiator and double glazed bay window to front, leading into;

FITTED KITCHEN/DINER: 10’1 x 15’2: 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 with extractor hood over, tiling to splashback, wood effect flooring, space for fridge freezer, dining area having radiator, fire surround and fire and double glazed bay window to rear.

LANDING: Having single glazed window to side and doors into;

BEDROOM ONE: 10’2 x 9’2 max, 8’0 min: A great size double bedroom with double glazed window to rear and radiator.

BEDROOM TWO: 13’2 x 10’0 max, 8’8 min: A further good size double bedroom with double glazed bay window to rear and radiator.

BEDROOM THREE: 7’1 x 6’1: A final bedroom with double glazed window to front and radiator.

BATHROOM: 6’4 x 6’8: A fitted suite with panelled bath, shower over, 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 paved patio area and lawn with mature plants, shrubs and trees along with fencing to borders.

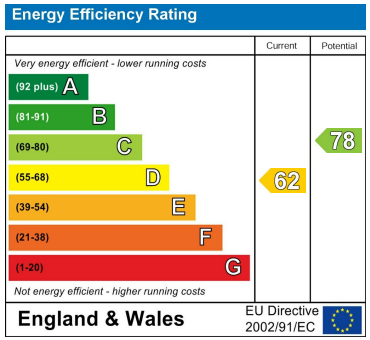
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

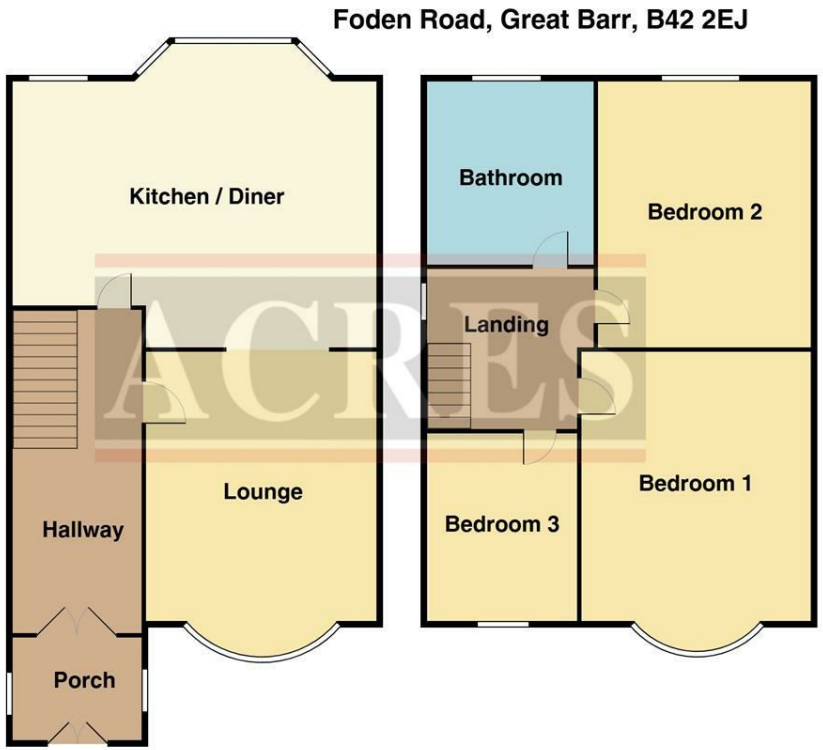
The Property Ombudsman

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





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.