





Property Description

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Offered to the market with no onward chain, this well-presented three-bedroom property in the popular Acocks Green area represents an excellent opportunity for first-time buyers, families, or investors alike.

The accommodation comprises a welcoming entrance hallway, a spacious living area, a fitted kitchen, and a family bathroom conveniently located on the ground floor. Upstairs, the property benefits from three generously sized bedrooms, providing ample space for growing families, home working, or tenants.

Externally, the property boasts a good-sized driveway, offering off-road parking for multiple vehicles, while to the rear is a pleasant and well-maintained garden, ideal for relaxing, entertaining guests, or enjoying outdoor family time.

Situated within easy reach of local amenities, reputable schools, transport links, and Acocks Green Village, this property combines convenience with excellent potential.

Early viewing is highly recommended to appreciate the accommodation and opportunity on offer.

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Approach

Dropped curb leading to slabbed driveway, UPVC front door, gate to side access

Hallway

Stairs to first floor, door to living room

Living Room

Double glazed window to front aspect, central heating radiator, understairs storage.

Kitchen

Double glazed door and window to rear. Central heating radiator. Range of wall base units above and below with work surface above. Stainless steel sink and drainer with mixer taps. Plumbing for washing machine, space for oven with air filter above.

Bathroom

Obscure double-glazed window to rear, bath with mixer taps and shower fitting overhead. W.C, wash basin with mixer taps and vanity unit, central heating radiator. Fully tiled to walls.

Bedroom One

Double glazed window to front aspect, central heating radiator, built in storage.

Bedroom Two

Double glazed window to rear aspect, central heating radiator, built in storage.

Bedroom Three

Double glazed window to rear aspect, central heating radiator

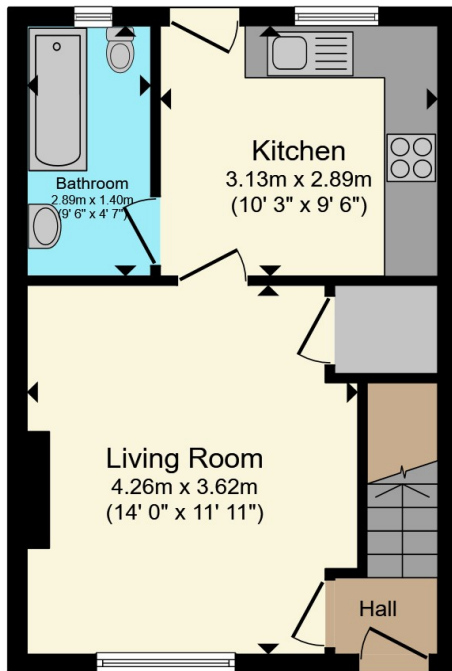
Rear Garden

Slabbed patio, laid to lawn with fence surround.

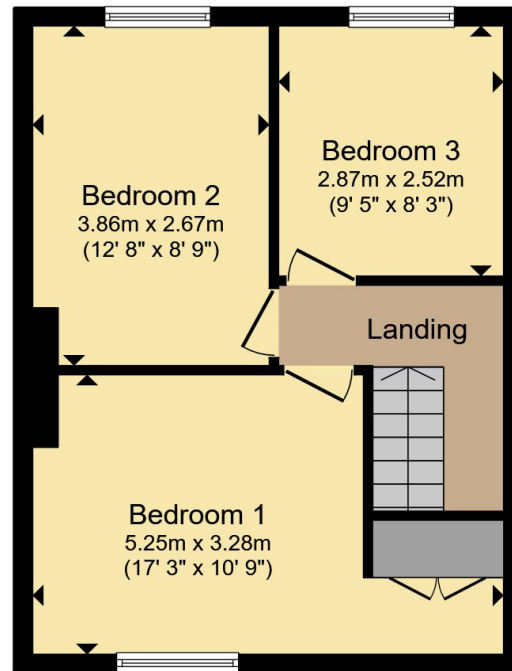
Agent Note

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Ground Floor



First Floor

Total floor area 72.0 m² (776 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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183 Stratford Road Shirley
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EPC Rating: D Council Tax
Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHI209330



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