



Malvern Road, Acocks Green, Birmingham

4 Bedroom House - Detached

£450,000



FOR SALE

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bassett**
LETTINGS AND SALES



An exceptional four bed detached property set at the end of a quiet cu-de-sac bordering the scenic Westley Vale Millennium Green, located close to Acocks Green rail station and local amenities. This substantial family home has been renovated to a excellent standard. From the entrance hall is a good size reception with feature fire, the exceptionally well fitted kitchen / diner is finished to an exacting standard and incorporates wall & base units with integrated appliances to include fridge, dishwasher, Neff oven & hob and further features French doors leading to the bright sun room with stunning garden views. Just off the kitchen is a utility room with fitted wall & base units and a ground floor W/C. To the first floor are four very well proportioned bedrooms with the principle bedroom having large bay window, fitted wardrobes and an ensuite bathroom with shower cubicle, W/C & handwash. The family bathroom features a modern white suite to include bath with shower over, a further W/C & handwash. Externally there is a generous driveway to the front which has space for several vehicles with a garage & a large fully enclosed rear garden with lawn, BBQ area, large storage shed and a patio.

Living Room

4.98m x 4.57m (16'4" x 14'11")

Double glazed bay window to front, large living room with feature fireplace and laminate flooring.

Kitchen/Diner

3.25m x 7.27m (10'7" x 23'10")

Modern kitchen/diner with a range of wall and base units and integrated appliances to include fridge, dishwasher, Neff oven and hob.

Conservatory

3.23m x 2.48m (10'7" x 8'1")

Double glazed windows with garden views.

Utility Room

2.34m x 2.41m (7'8" x 7'10")

Double glazed window to side and UPVC door to garden, utility room with fitted base units, access to garage and W/C

W/C

0.87m x 1.08m (2'10" x 3'6")

Ground floor W/C with hand wash basin

Garage

5.10m x 2.58m (16'8" x 8'5")

Garage with up and over door.

Bedroom 1

4.05m x 4.59m (13'3" x 15'0")

Double glazed bay window to front, very spacious double room with fitted wardrobes and over stair storage

Ensuite

1.46m x 2.62m (4'9" x 8'7")

Double glazed window to side, tiles shower room with large shower cubicle, W/C and hand wash basin.

Bedroom 2

4.12m x 2.89m (13'6" x 9'5")

Double glazed dual aspect window to side and rear, large double room with fitted wardrobes, vanity and carpet.

Bedroom 3

3.97m x 2.55m (13'0" x 8'4")

Double glazed window to front, double room with fitted wardrobes and carpet.

Bedroom 4

2.68m x 2.39m (8'9" x 7'10")

Double glazed window to rear, generously sized single room.

Bathroom

2.02m x 1.75m (6'7" x 5'8")

Double glazed window to rear, tile bathroom with modern white suite to include bath, W/C and hand wash basin.

Tenure - Freehold

The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

Viewings

Viewings are strictly by appointment only via Archer Bassett.

Agent Notes

1. Anti-Money Laundering (AML) Regulations – All named purchasers and anyone gifting funds will be asked to produce identification documentation before proceeding to instruction of solicitors and we would ask for your co-operation in order to proceed to agreeing the sale as soon as possible.
2. Source of Funds - All named purchasers and anyone gifting funds will be asked to produce evidence of the source of their funds before proceeding to instruction of solicitors.
3. These particulars do not constitute part or all of an offer or contract.
4. Any measurements indicated are intended for guidance only and as such must not be relied upon and any interested parties are advised to confirm any measurements before committing to any offer.
5. Archer Bassett has not tested any equipment, appliances, fixtures, fittings or services.

Important Notice

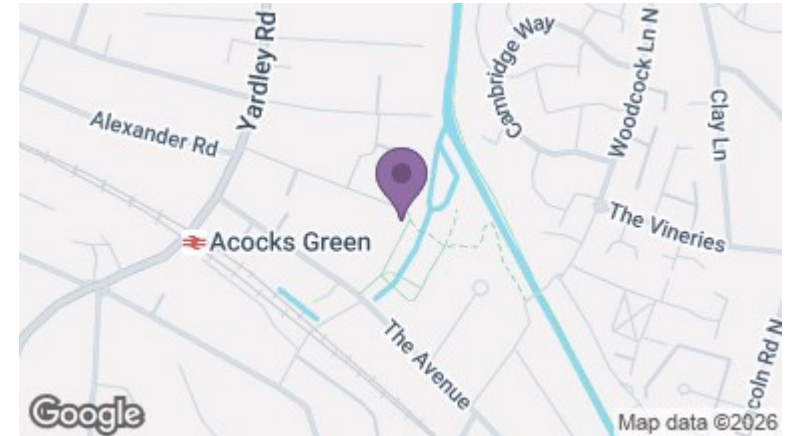
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All measurements, floor areas, dimensions, distances and other details are approximate and should not be relied upon. Photographs, floor plans and maps are provided for illustrative purposes only and may not accurately represent the current condition, layout or boundaries of the property.

Archer Bassett has not tested any services, systems, appliances, equipment or facilities and therefore cannot verify that they are in working order or fit for purpose. References to planning permissions, building regulations, tenure, council tax, service charges, ground rent or any other matters should be independently verified by a purchaser's solicitor or other professional adviser. Prospective purchasers are advised to undertake their own due diligence and seek independent professional advice before entering into any legal commitment. Neither the vendor nor the agent accepts responsibility for any loss arising from reliance on the information contained within these particulars.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	63	80
(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