

ACRES

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- Extended Semi Detached Family Home
- Generous Extended Lounge & Separate Dining Room
- Extended Kitchen
- Useful Utility Room & Ground Floor WC
- Three Well Proportioned Bedrooms
- Family Bathroom & Separate WC
- Block Paved Driveway Providing Off Road Parking
- Useful Garage/Storage Space & Workshop
- Established Rear Garden with Multiple Patio Areas
- Convenient Erdington Location Close to Local Amenities & Transport Links



DARE ROAD, BIRMINGHAM, B23 6PD - OFFERS AROUND £325,000

Situated in Erdington, this extended three bedroom semi detached family home offers versatile accommodation throughout, making it an ideal property for a growing family. The property occupies a convenient position close to a range of local amenities, shops, schools and transport links, while also providing excellent access to surrounding areas and Birmingham city centre. The extension has created particularly generous living accommodation, with two well proportioned reception rooms and an extended kitchen providing an excellent heart to the home. Externally, the property is approached via a block paved driveway providing off road parking for two vehicles and leads to the entrance porch and main hallway. Internally, the accommodation briefly comprises an entrance hall, extended lounge, separate dining room, impressive extended kitchen and useful utility/WC, together with an internal garage store. To the first floor are three bedrooms, a family bathroom and separate WC. The rear garden is another notable feature, offering patio areas for seating and entertaining, a lawn, mature, planted borders and a purpose built workshop, providing an excellent outdoor space for both families and keen gardeners.

Approached via a block paved driveway providing parking for two cars and leading to the entrance porch.

PORCH: PVC double glazed, part obscured entrance door giving access into:

RECEPTION HALLWAY: Part obscured door with single glazed stained glass window panels to the side, radiator, useful storage cupboard, stairs rising to the first floor landing and doors leading off to the principal reception rooms and kitchen.

EXTENDED LOUNGE: 19'5" x 10'5" (5.92m x 3.18m) A particularly spacious and comfortable extended reception room offering excellent space for a range of lounge furniture. PVC double glazed French doors provide access directly onto the rear garden, with two radiators and a gas coal effect fire set on a marble hearth and inset, with attractive wooden surround.

DINING ROOM: 14'5" max x 11'2" min (4.39m max x 3.40m min) A separate and well proportioned dining room with PVC double glazed bay window to the front elevation, radiator and gas coal effect fire set on a marble hearth and inset with wooden surround. Ample space for a family dining table and chairs.

EXTENDED KITCHEN: 20'2" max x 9'6" min x 12'9" max x 6'8" min (6.15m max x 2.90m min x 3.89m max x 2.03m min) A substantial extended kitchen providing excellent preparation, storage and dining space. PVC double glazed window to the rear and part PVC double glazed door providing access to the garden. Composite sink and drainer set into marble effect work surfaces with matching base and wall mounted units and drawers. Breakfast bar area providing space for informal seating, range style cooker with extractor hood over, tiled splashbacks, integrated dishwasher, integrated microwave and space for a fridge freezer. Tiled flooring, two radiators and door leading to:

UTILITY ROOM / WC: Useful utility area with wall mounted storage units, space and plumbing for washing machine and tumble dryer, low flushing WC, hand wash basin and tiled surround. Tiled flooring and door leading through to the internal garage store.

FIRST FLOOR LANDING: PVC double glazed window to the side with stained glass panelling, loft access point and doors leading off to three bedrooms, family bathroom and separate WC.

BEDROOM ONE: 14'1" into window x 9'7" (4.29m x 2.92m) A generous principal bedroom with PVC double glazed bay window to the front elevation, radiator, useful built in wardrobes and ample space for a range of bedroom furniture.

BEDROOM TWO: 14'11" into window x 11'7" (4.55m x 3.53m) A further excellent sized double bedroom with PVC double glazed bay window overlooking the rear garden, radiator and ample space for bedroom furniture.

BEDROOM THREE: 7'9" x 6'9" (2.36m x 2.06m) PVC double glazed window to the front elevation, radiator and space for bedroom furniture. Ideal for use as a child's bedroom, or home office.

FAMILY BATHROOM: Obscured PVC double glazed window to the rear, corner Jacuzzi style bath with electric shower over, hand wash basin set into a vanity style unit, tiled surround and radiator.

SEPARATE WC: Obscured PVC double glazed window to the side, low flushing WC and half tiled surround.

GARAGE STORE: Double opening doors to the front provide access to the garage/storage area, which offers useful additional storage space. Internal door leading through to a further internal garage store with skylight above and access into the utility/WC.

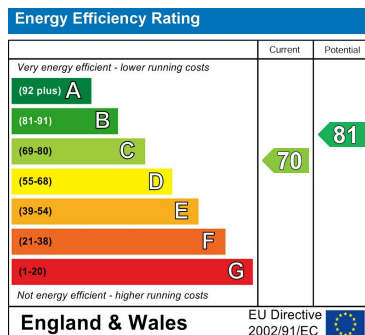
REAR GARDEN: The property benefits from a generous and established rear garden, providing a combination of paved seating areas and lawn. A paved patio area immediately to the rear provides an excellent space for outdoor seating, with steps leading down to the lawned garden. The garden is bordered by mature shrubs, bushes and established planting, creating a pleasant and private outdoor setting. To the rear is a further paved patio area, ideal for entertaining and additional outdoor seating, with decorative brick wall borders incorporating a variety of plants and shrubs. The garden also benefits from a purpose built workshop, providing excellent additional space for hobbies, storage or those requiring a dedicated work area.



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 :**

VIEWING: Highly recommended via Acres on 0121 321 2101



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.