

ACRES

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- Spacious detached family home
- Sought after residential location close to amenities, schools & transport links
- Large driveway
- Multiple reception rooms
- Well fitted kitchen with integrated appliances
- Separate utility room and guest WC
- Three good sized bedrooms
- Mature rear garden
- Garage
- No Chain



MARCHMOUNT ROAD, , B72 1EF - OFFERS AROUND £490,000

Situated in a popular and established residential location, this spacious detached family home is being sold with no chain and, offers exceptional potential, generous living space, and versatile accommodation throughout. The property is ideally positioned, close to a range of excellent local amenities including Wylde Green shops, schools, and transport links, making it a superb choice for growing families or anyone seeking a long term home with plenty of scope to personalise. Boasting multiple reception rooms, a kitchen and utility, five usable ground floor areas including an office and sitting room, and a beautifully private rear garden, this home offers the perfect balance of space, comfort, and opportunity.

Accessed via a block paved driveway providing parking for multiple vehicles, with a corner lawned garden to the front leading to:

PORCH: PVC double glazed door to front, PVC double glazed windows to front and side and tiled flooring.

HALL: Composite part obscure glazed front door with matching obscure side panels, radiator, stairs to first floor landing, and doors leading to:

GUEST WC: Obscure PVC double glazed window to front, low flushing WC, hand wash basin, tiled flooring, and half tiled surround.

LOUNGE / DINING ROOM: 25'09" x 10'11" Spacious dual aspect reception room with PVC double glazed bow window to front and aluminium patio doors to rear, two radiators, and a gas coal effect fire with stone hearth, brick inset, and wooden surround. Door leading to:

OFFICE: 7'10" x 7'09" PVC double glazed windows to rear and side, radiator, ideal for use as a home office or study.

KITCHEN: 11'01" x 8'02" PVC double glazed bow window to front, sink and drainer set into work surfaces with matching base and wall units and drawers. Integrated dishwasher, double oven, warming drawer, NEFF electric hob with extractor hood over, and integrated microwave. Laminate effect flooring, two column radiators, and space for a freestanding fridge freezer.

UTILITY ROOM: 12'01" x 5'07" / 10'03" PVC double glazed windows to rear and side, half PVC double glazed door to garden, stainless steel sink and drainer set in roll-top work surfaces with matching base and wall units, space for washing machine and tumble dryer, radiator, storage cupboard, and laminate effect flooring.

SITTING ROOM: 10'03" x 9'09" PVC double glazed French doors leading to the conservatory and radiator.

CONSERVATORY: 11'04" x 8'02" PVC double glazed French doors to garden, PVC double glazed windows to side and rear, tiled flooring, and two skylights providing excellent natural light.

LANDING: PVC double glazed window to front, loft access, and doors leading to:

BEDROOM ONE: 17'01" x 11'00" Spacious double bedroom with PVC double glazed windows to front and rear, fitted wardrobes, fitted dressing table and drawers, and radiator.

BEDROOM THREE: 10'04" x 9'09" PVC double glazed window to rear, fitted wardrobes, and radiator.

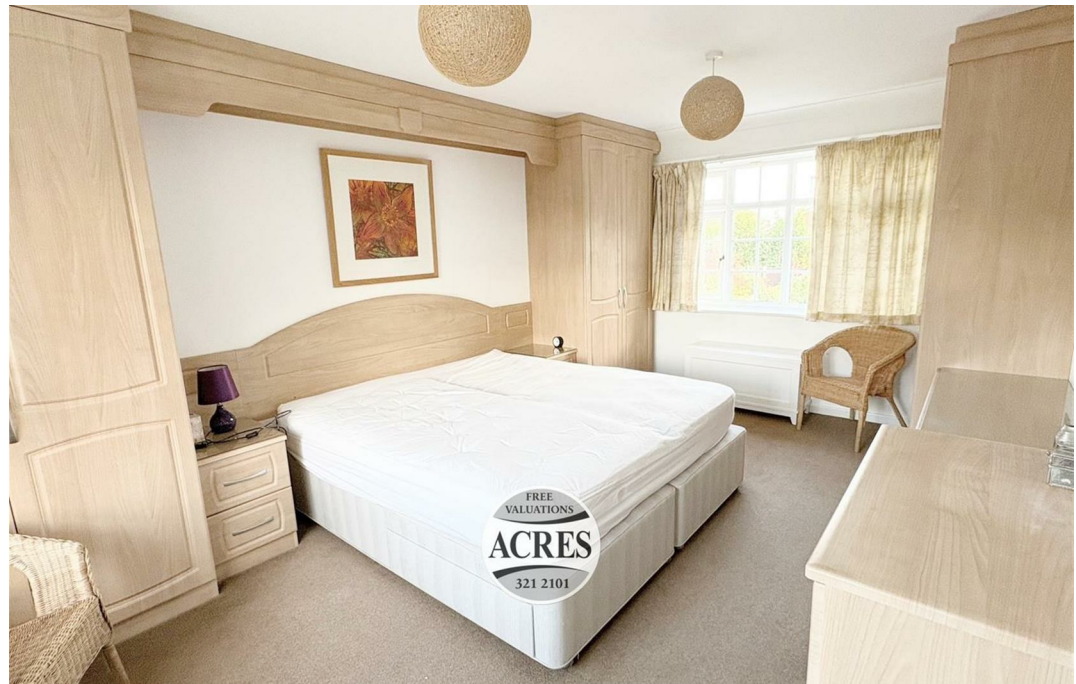
BEDROOM THREE: 8'05" x 8'00" PVC double glazed window to front and radiator.

BATHROOM: Obscure PVC double glazed window to rear, fitted with a white suite comprising panelled bath, corner shower cubicle, low flushing WC, and hand wash basin set in vanity unit. Half tiled walls, tiled flooring, and chrome effect ladder style radiator.

OUTSIDE

REAR GARDEN: Block paved patio area leading to a lawned garden with a central stone chipped feature area, well stocked borders with mature shrubs, plants, and trees offering privacy. Timber shed to rear.

GARAGE: With up and over garage door. (please check the suitability for your own vehicle)

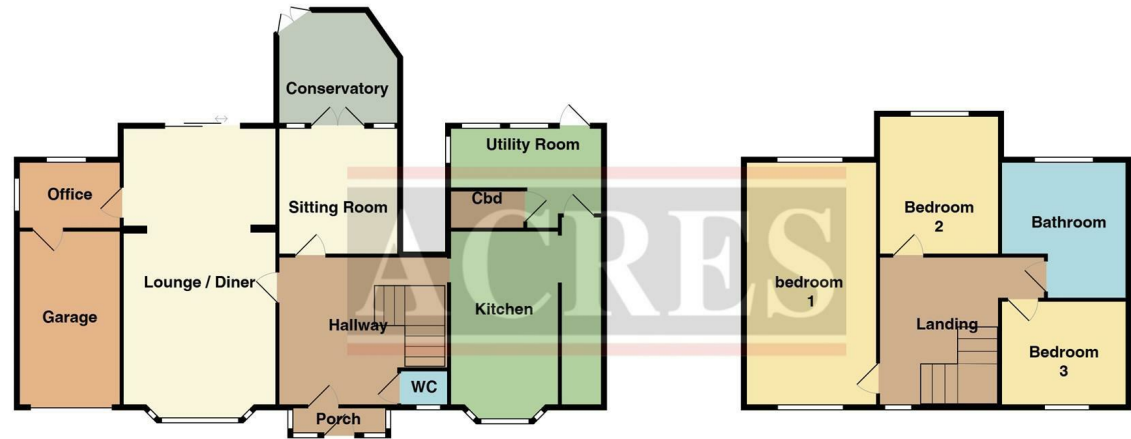


TENURE: We have been informed by the vendor that the property is Freehold
 (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : E **COUNCIL :**

VIEWING: Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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.

