



melvyn
Danes
ESTATE AGENTS

**Netherfield Gardens
Acocks Green
Offers Over £250,000**

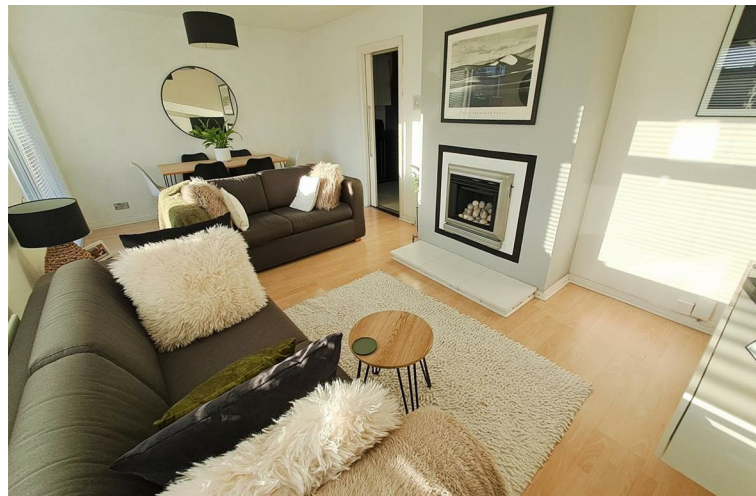
Description

A very well presented mid town house with a sunny aspect on a popular cul de sac in Acocks Green.

This deceptively spacious property will make the perfect first time purchase and is in a superb location near to a good range of shops, facilities and transport links.

Comprising porch, entrance hall, lounge/diner and a re fitted kitchen to the ground floor. Upstairs there are three double bedrooms and the bathroom.

Further benefiting from central heating, double glazing, driveway, integral garage and south east facing rear garden.



Accommodation

Driveway

Integral Garage

7'9 x 16' (2.36m x 4.88m)

Porch

Entrance Hall

Re Fitted Kitchen

7'8 x 11'10 (2.34m x 3.61m)

Lounge/Diner

19'2 max x 10'10 max (5.84m max x 3.30m max)

Landing

Bedroom One

9'9 x 13'10 max (2.97m x 4.22m max)

Bedroom Two

9' x 10'10 max (2.74m x 3.30m max)

Bedroom Three

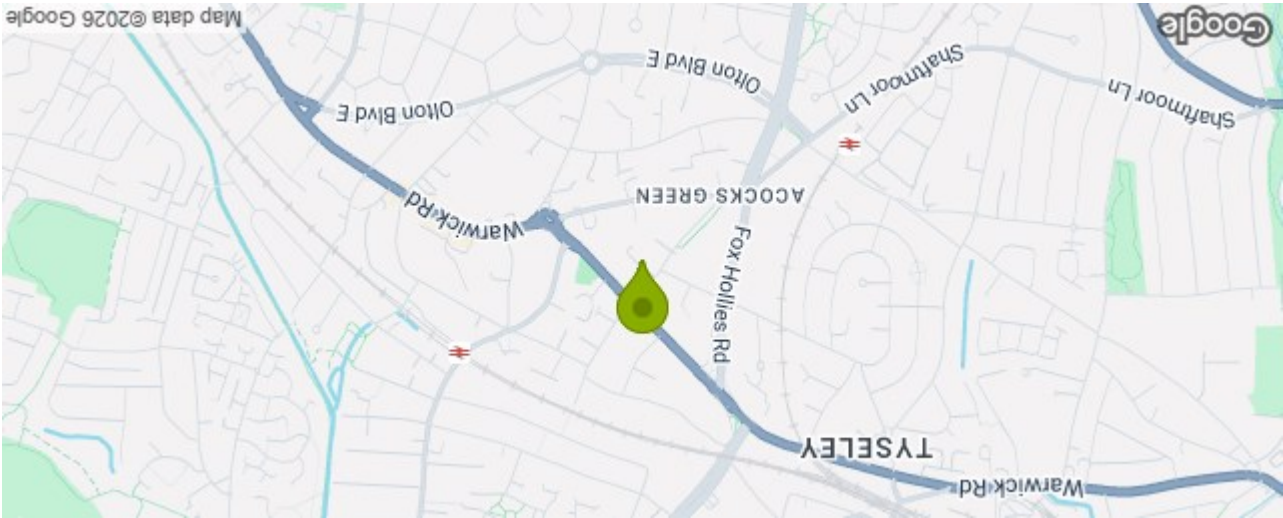
9'8 x 8'11 (2.95m x 2.72m)

Bathroom

9'1 max x 5'10 max (2.77m max x 1.78m max)

Rear Garden



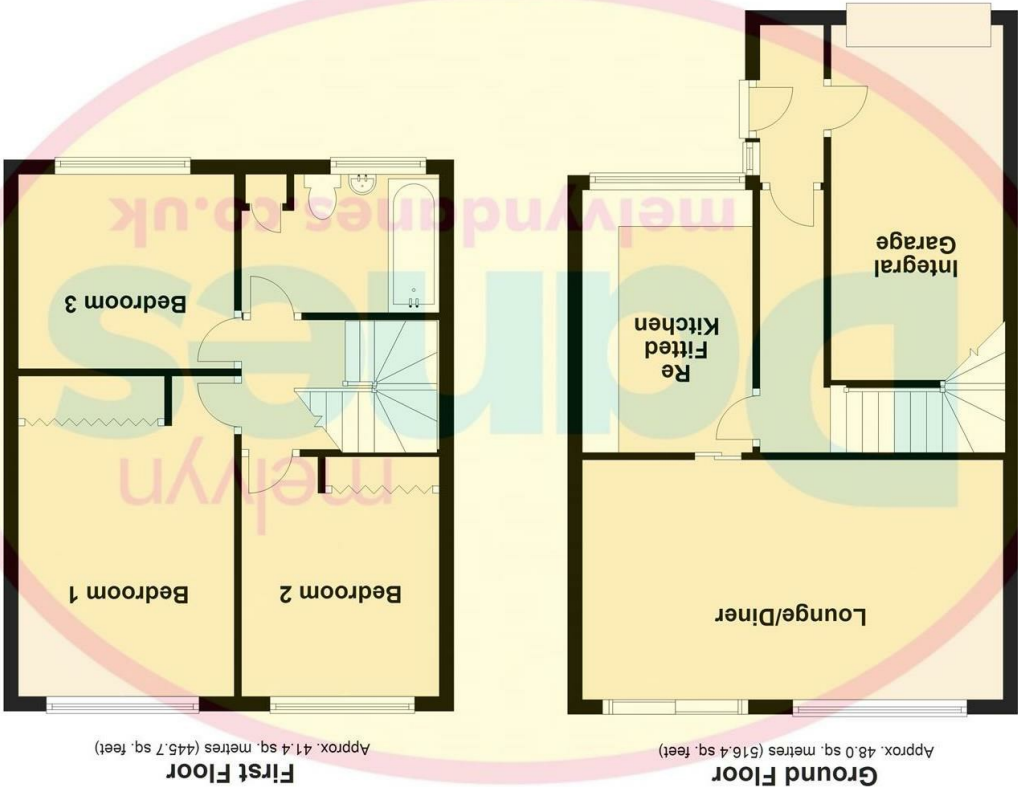


Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current		Potential
67		86
EU Directive 2002/91/EC		
England & Wales		

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

7 Netherfield Gardens Acocks Green Birmingham B27 7XA
Council Tax Band: C

Total area: approx. 89.4 sq. metres (962.0 sq. feet)



VIEWING: By appointment only with the office on the number below.

BROADBAND: We understand that the standard broadband download speed at the property is around 11 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 5/3/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 5/3/2025. Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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