ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
0121 358 6222 greatbarr@acres.co.uk www.acres.co.uk



- EXTENDED DETACHED FAMILY HOME
- THREE SPACIOUS BEDROOMS
- THREE RECEPTION ROOMS
- EXTENDED MODERN FITTED KITCHEN
- SEPARATE UTILITY AREA
- DOWNSTAIRS MODERN BATHROOM
- ADDITIONAL MODERN FAMILY SHOWER ROOM
- OFF ROAD PARKING & GARAGE SPACE
- POTENTIAL TO EXTEND FURTHER (STPP)
- CHAIN FREE





CHERRY ORCHARD ROAD, BIRMINGHAM, B20 2JY - OFFERS AROUND £380,000

A beautifully presented three-bedroom detached home brimming with character, ideally situated in the heart of Handsworth Wood on one of the area's most sought-after roads. This spacious detached family property offers off-road parking to the front with access to an internal garage. The ground floor boasts three generously sized reception rooms, an extended modern fitted kitchen, a separate utility room, and a stylish family bathroom. Upstairs comprises three well-proportioned bedrooms alongside a contemporary modern shower room. To the rear, the property features a low-maintenance garden complete with a large outhouse, fully equipped with lighting and electricity, making it a versatile space for a home office, gym, or additional storage. HURRY BEFORE YOU'RE TOO LATE - PERFECT FAMILY HOME!

Accessed from the fore via large driveway offering ample off road parking leading to garage front and steps up to traditional wooden entrance door.

HALLWAY: A spacious hallway with stairs to first floor, radiator, really useful cloakroom storage cupboard, double glazed window and doors into;

RECEPTION ROOM ONE: 13'6 max, 13'2 min x 21'3: A beautifully presented and spacious extended living area with radiator and double glazed window to rear to rear.

RECEPTION ROOM TWO: 10'1 max, 9'8 x 14'9 (bay): A further good size living space with radiator and double glazed bay window to front.

RECEPTION ROOM THREE: 9'8 x 12'6: A final living space ideal for dining space with radiator and doors into;

FITTED KITCHEN: 8'2 x 9'8: A modern fitted kitchen with a range of modern drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, integrated microwave, gas hob with extractor hood over, space for dishwasher, tiling to splashback, tiling to floor, spotlights to ceiling, radiator and double glazed door to rear.

UTILITY ROOM: 5'9 x 9'5: A great additional space with space and plumbing for washing machine, space for tumble dryer, tiling to floor and door into garage.

DOWNSTAIRS BATHROOM: 5'5 x 9'7: A modern fitted suite consisting of jacuzzi panelled bath, wash hand basin, close couple W.C, tiling to floor and walls, spotlights to ceiling and double glazed opaque window to rear.

LANDING: 6'3 max, 2'7 min x 12'10: A light and airy spacious landing with really useful storage cupboards, double glazed opaque windows to front and side and doors into;

BEDROOM ONE: 13'5 max, 13'0 min x 10'4: A great size double bedroom with double glazed window to rear and radiator.

BEDROOM TWO: 10'1 max, 9'7 min x 14'9 (bay): A further good size double bedroom with double glazed bay window to front and radiator.

BEDROOM THREE: 9'8 x 6'3: A final spacious bedroom with double glazed window to rear and radiator.

SHOWER ROOM:5'3 x 6'6: Modern fitted suite with walk in shower cubicle, wash hand basin set into vanity unit, W.C, tiling to floor and walls, radiator and double glazed opaque window to rear.

SIDE GARAGE: 9'2 max, 7'9 min x 13'6: Fitted with double doors to front, ceiling light and power points.

REAR GARDEN: A good size low maintenance garden with flower bed area to fore and steps up to lawn with mature plants and shrubs with fencing to borders and brick built outhouse with double glazed windows and door along with ceiling lights and power points.

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

FIXTURES & FITTINGS: As per sales particulars.

COUNCIL TAX BAND: D.

VIEWING: Recommended via Acres on 0121 358 6222.





















FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

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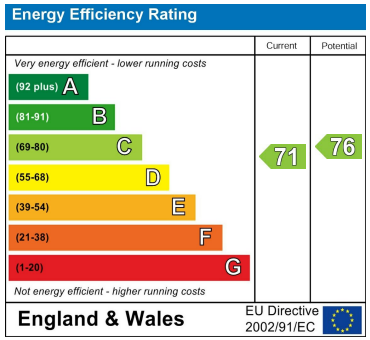
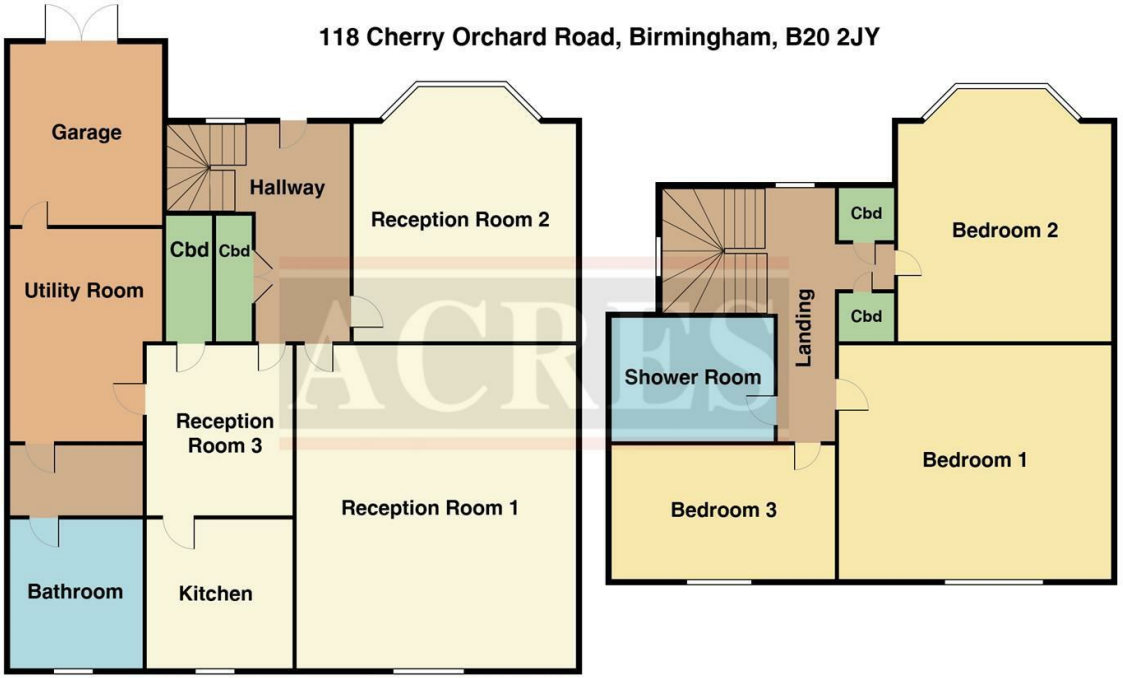
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : D COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 358 6222







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.