

ACRES

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- NO ONWARD CHAIN
- Three bedroomed, mid-terraced home
- Well appointed bathroom
- Spacious family lounge
- Breakfast kitchen with dining space
- Rear conservatory
- Front garden
- Private rear garden
- Close to local amenities
- Superb potential within



STORNOWAY ROAD, CASTLE VALE, B35 6NJ - ASKING PRICE £210,000

Ideally positioned within Castle Vale, this deceptively spacious three bedroomed, mid-terraced freehold home offers an excellent opportunity for buyers seeking a property with superb potential to modernise and customise to their own tastes. Offered with no onward chain, the home is conveniently located within walking distance of a range of amenities, schooling and transport links, providing easy access throughout the local area and beyond. Benefitting from warm air heating and PVC double glazing (both where specified) the accommodation briefly comprises: entrance hall, spacious family lounge with bow window to the fore, well-appointed fitted kitchen with dining area, rear conservatory, three generously proportioned bedrooms and family bathroom. Externally, the property is approached via a paved pathway with ornamental garden to the side. The rear continues with paved seating and established shrubs and bushes lining the boundaries, with a timber gate providing access to the rear. Offering generous accommodation, excellent potential and a convenient location, this property is ideally suited to buyers looking to create a home to their own specification. An internal inspection is highly recommended to fully appreciate the space and potential on offer. EPC Rating TBC.

Set back from the road behind a paved path with shrubs to side, access is gained into the accommodation via a PVC double glazed obscure door with window to side into:

ENTRANCE HALL: Stairs off to first floor, space is provided for storage, an obscure glazed door opens to:

FAMILY LOUNGE: 15'00 x 13'06: PVC double glazed bow window to fore, space for complete lounge suite, electric fire set upon a granite hearth having matching surround and mantel over, obscure glazed door back to entrance hall, door to under stairs storage and glazed door to:

DINING ROOM / FITTED BREAKFAST KITCHEN: 17'09 x 9'04: PVC double glazed window to rear with sliding patio doors opening to rear conservatory, matching wall and base units with recesses for fridge / freezer, washing machine and oven, roll edged work surface with stainless steel sink drainer unit, tiled splashbacks, door to airing cupboard, space for table and chairs, glazed door back to lounge.

REAR CONSERVATORY: 10'03 x 5'09: PVC double glazed window to rear, space for lounging and dining suite, PVC double glazed sliding patio doors open back to dining room / fitted breakfast kitchen.

STAIRS & LANDING TO FIRST FLOOR: Doors open to three bedrooms, a family bathroom and airing cupboard.

BEDROOM ONE: 12'04 x 11'06 max / 10'10 min: PVC double glazed window to fore, space for double bed and complementing suite, warm air heating, door back to landing.

BEDROOM TWO: 12'04 x 11'01 max / 10'10 min: PVC double glazed window to rear, space for double bed and complementing suite, warm air heating, door back to landing.

BEDROOM THREE: 8'08 x 7'07: PVC double glazed window to fore, space for bed and complementing suite, warm air heating, door to over stairs storage and door back to landing.

FAMILY BATHROOM: PVC double glazed obscure window to rear, suite comprising bath, pedestal wash hand basin and low level WC, tiled splashbacks, warm air heating, door back to landing.

REAR GARDEN: A paved patio advances from the accommodation and leads to lawn, mature shrubs and bushes with lawn privatise the property's border with access being given to the back of the home via a wooden gate, access is gained back into the home via PVC double glazed doors to conservatory.



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: B COUNCIL: Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888

