

# Horton & Senate



97 Acheson Road, Hall Green, Birmingham, B28 0TT

£295,000

- NO CHAIN
- LOUNGE
- THREE BEDROOMS
- COSMETIC WORKS REQUIRED
- OPEN PLAN KITCHEN/DINER
- UTILITY ROOM/GUEST WC
- BATHROOM
- OFF ROAD PARKING

# 97 Acheson Road, Birmingham B28 0TT

**\*NO CHAIN\*** A fantastic opportunity to purchase a three bedroom family home in a popular location. The ground floor is perfect for families with a large open plan space and there is scope to put your own stamp on the first floor which requires cosmetic works. There is a loft room and off road parking.

3

1

2

Council Tax Band: C



### Approach

The property is approached via a driveway leading to a porch

### Ground floor

#### Hall

The entrance hall has stairs leading to the first floor, a door to the ground floor space and doors to the wc and utility room.

#### Open Plan Kitchen/Diner

A brilliant open space which is the real selling feature for this property! The modern kitchen has been installed recently and has integrated 'NEFF' appliances to include a double oven and an induction hob. There is an integrated dishwasher, sink and a range of wall and floor base units with breakfast bar/island.

#### Lounge

Situated to the front of the property with a double glazed bay window and central heating radiator

### First Floor

#### Landing

Doors to first floor rooms and a double glazed window

#### Bedroom One

A double glazed bay window to the front elevation and central heating radiator

#### Bedroom Two

A double glazed window to the rear elevation, central heating radiator and a loft hatch with pull down ladder providing access to the loft room.

#### Bedroom Three

A double glazed window to the front elevation and central heating radiator

#### Bathroom

The modern bathroom comprises of a bath with shower over, sink, wc and two double glazed windows to the rear.

### Loft Room

A useful room which has been boarded out and benefits from a velux window, central heating radiators and ample storage cupboards in the eaves.

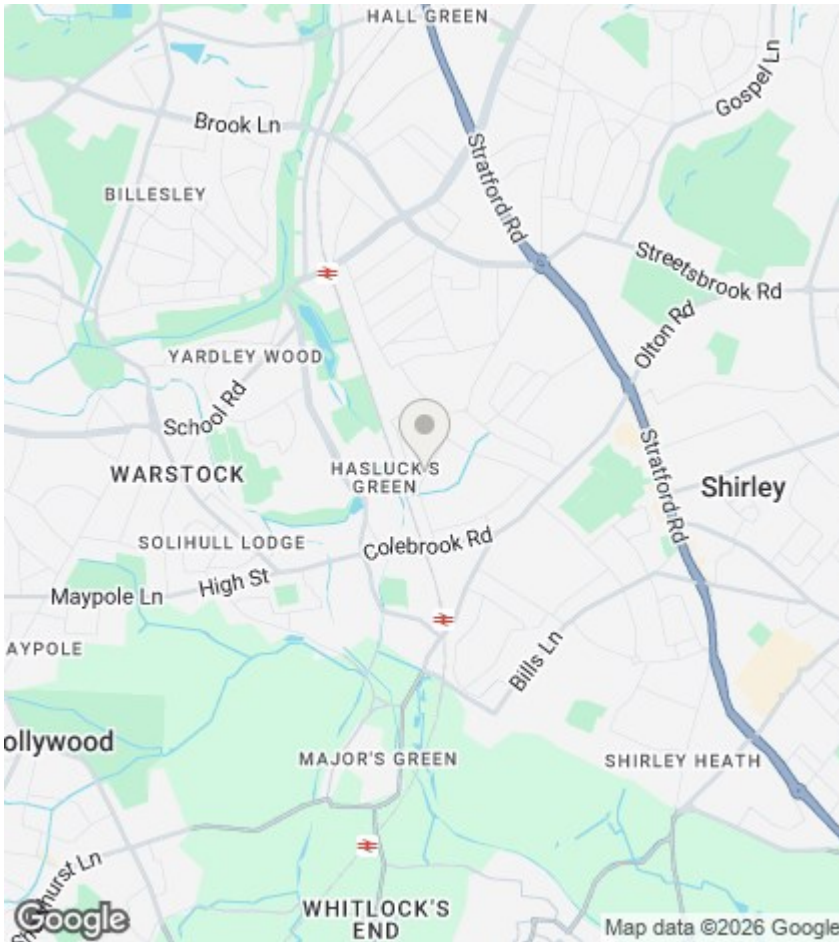
### Outside

#### Rear Garden

A low maintenance rear garden with a decked area leading down to the large patio with mature shrubs and fencing to boundaries







## Directions

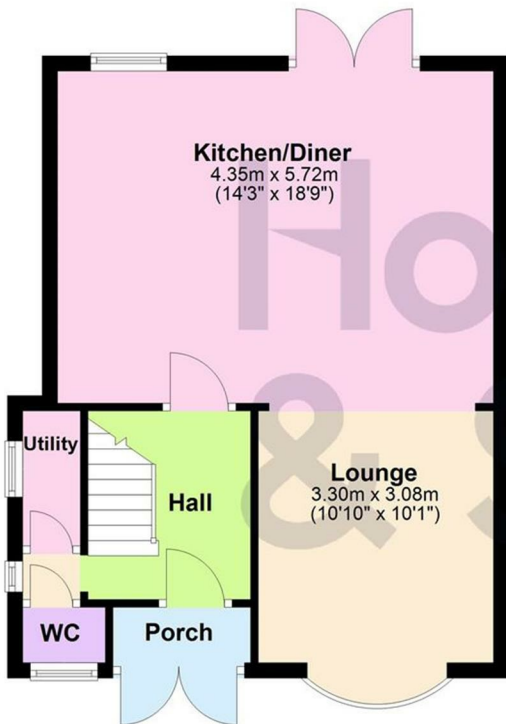
## Viewings

Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

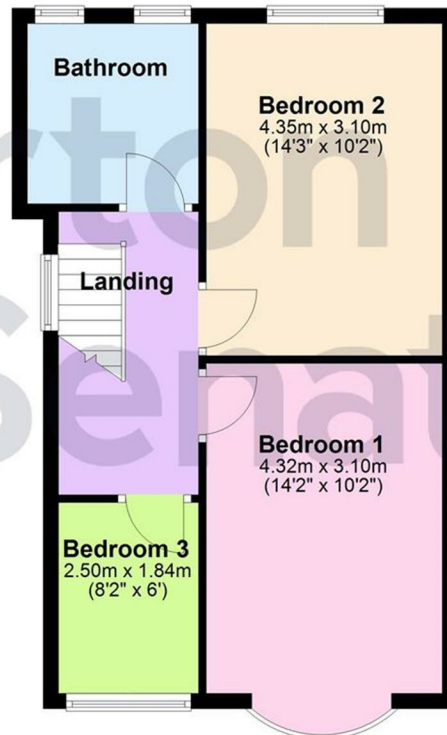
## EPC Rating:

Energy Efficiency Rating		Current	Potential
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			
England & Wales		EU Directive 2002/91/EC	

### Ground Floor



### First Floor



### Second Floor

