



- Vastly updated, three bed roomed, end of terrace home
- Well-appointed family bathroom
- Superb family lounge with media unit
- Impressive fitted breakfast kitchen through dining room
- Welcoming entrance hall
- Block paved fore garden
- Low-maintenance rear garden
- Close to educational opportunities
- Excellent commuter links
- Exceptional standard



FARNBOROUGH ROAD, CASTLE VALE, B35 7NL - OFFERS OVER £240,000

This charming, three-bedroomed, end-of-terrace, freehold family home has been thoughtfully improved and modernised to offer stylish and comfortable living spaces. Ideal for a variety of prospective buyers, the property is conveniently located with easy access to local bus services ensuring excellent transport links throughout the estate and beyond, including connections to nearby towns and the vibrant Birmingham city centre. The surrounding area is well-served by a range of educational opportunities for children and offers an abundance of green spaces, perfect for outdoor activities and social gatherings. Just a short walk away, you'll find essential shopping amenities, while more comprehensive retail and leisure facilities are only a short drive away. This home offers a perfect blend of modern convenience and family-friendly living which boasts the provision of gas central heating and PVC double glazing (both where specified). Internal rooms briefly comprise: entrance hall, superb family lounge with a delightful media unit, herringbone laminate flooring drifts into an attractive fitted breakfast kitchen with dining room. To the first floor are three well-proportioned bedrooms, the master offering built in sliding wardrobes, an impressive family bathroom services all bedrooms. Externally, a block paved fore garden advances to the home and to a composite, PVC double glazed door, to the rear, low-maintenance spaces are provided for entertaining and dining. To fully appreciate the beautiful home on offer, we highly recommend internal inspection. EPC Rating D.

Set back from the road behind a block paved fore garden, access is gained into the home via a pvc, double glazed obscured composite door with windows to side into:

ENTRANCE HALL:

Glazed obscure door opens into a family lounge, stairs off to first floor, radiator, door to storage, herringbone laminate flooring.

FAMILY LOUNGE: 15'04 x 13'08:

PVC double glazed bow window to fore, space for complete lounge suite, media unit comprising space for TV and audio soundbar, fitted electric log-effect fire, radiator, obscure door to hall and half size door to under stairs, herringbone laminate flooring, squared arch with integral spot lights leads into:

FITTED BREAKFAST KITCHEN THROUGH DINING AREA: 16'09 x 12'08:

PVC double glazed French doors and window to rear garden, matching wall and base units with recesses for washing machine and fridge/freezer, integrated dishwasher and oven, roll edged work surfaces with stainless steel sink drainer unit to kitchen island, five ring gas hob with extractor canopy over, matching upstands, seating to kitchen island and space for dining table with chairs.

STAIRS & LANDING:

Doors open to three bedrooms and a family bathroom, recessed shelving.

BEDROOM ONE: 13'04 x 9'08:

PVC double glazed window to fore, built-in sliding wardrobes, space for double bed and complimenting suite, radiator, door back to landing.

BEDROOM TWO: 10'07 x 10'02:

PVC double glazed window to rear, space for double bed and complimenting suite, radiator, door back to landing.

BEDROOM THREE: 9'11 x 6'11:

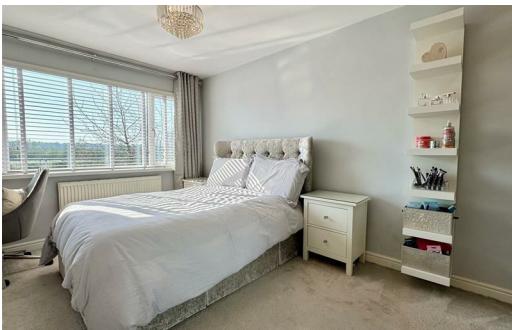
PVC double glazed window to fore, fitted single bed with storage, radiator, door back to landing.

FAMILY BATHROOM:

PVC double glazed obscure window to rear, suite comprising P-shape bath with glazed splash screen door to side, low level WC and pedestal wash hand basin, tiled splashbacks and flooring, door to storage and back to landing.

REAR GARDEN:

Patio advances from the accommodation and provides plentiful space for socialising, entertaining and dining, access is gained back to the home via PVC double glazed French doors into fitted breakfast kitchen through dining room.

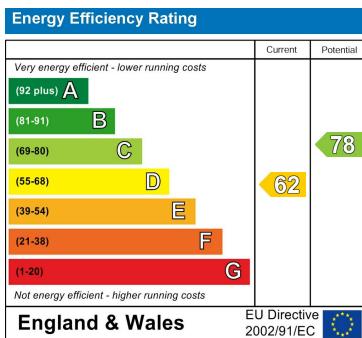


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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 : B

VIEWING: Highly recommended via Acres on 0121 313 2888



Farnborough Road, B35 7NL



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.