ACRES

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- Three bedroomed, end of terrace
- Renewed well-appointed family bathroom
- Spacious lounge with dining space
- Refitted breakfast kitchen
- Appealing downstairs guest cloakroom/WC
- Deep and welcoming entrance hall
- Allocated parking space to fore
- Delightful rear garden ripe for landscaping
- Secondary parking space to side/rear
- Excellent position close to amenities





CAMPION GARDENS, BIRMINGHAM, B24 0HF - OFFERS AROUND £270,000

Occupying a desirable position within a sought-after residential area, this impressive recently renewed three bedroomed, freehold, end of terrace family home offers generous internal proportions, attractive decoration throughout and excellent scope for further personalisation. Ideally situated in a quiet cul-de-sac within short walking distance of a wealth of local amenities, including everyday shopping facilities at the end of the cul-de-sac, well-regarded schooling, public parks, readily-available bus services & the cross city line, the property provides convenient access to Erdington, Wylde Green, Walmley & the city centre, making it an ideal choice for a variety of prospective purchasers. Offering spacious and versatile accommodation, this delightful family home benefits from gas central heating, a renewed boiler, and PVC double glazing (both where specified), with internal rooms briefly comprising a deep and welcoming entrance hall, a refitted breakfast kitchen, convenient guest cloakroom/WC and a generous rear family lounge offering ample space for dining furniture. To the first floor are three well-proportioned bedrooms, with the master further benefitting from fitted wardrobes, whilst a superb recently refreshed and renewed family bathroom completes the internal accommodation. Externally, the property benefits from an allocated parking space to the front, with a paved pathway leading to the entrance. To the rear, a garden combines paved seating areas with a lawn, offering excellent scope for landscaping and personalisation. A timber side gate provides access to a further parking space, adding to the home's practicality. To fully appreciate the generous accommodation, convenient location and potential this family home has to offer, internal inspection is highly recommended. EPC Rating TBC.

Set back from the road behind an allocated initial car parking space, with paved path and gravel, access is gained into the accommodation via a double glazed obscure door into:

ENTRANCE HALL: Internal doors open to a rear family lounge with dining space, a renewed fitted kitchen, understairs storage and guest cloakroom / WC, radiator, stairs off to first floor.

FITTED BREAKFAST KITCHEN: 9'09 x 8'00: PVC double glazed window to fore, matching wall and base units with integrated dishwasher, fridge / freezer and oven, recesses for washing machine, edged Slab Tech work surface with four ring gas hob having extractor canopy over, sink with draining grooves cut to side, matching upstands, door back to entrance hall.

REAR FAMILY LOUNGE THROUGH BREAKFAST AREA: 15'03 x 11'09: PVC double glazed windows to side and to rear with French doors opening to garden, space is provided for a complete lounge suite together with breakfast table and chairs, radiator, door back to entrance hall.

GUEST CLOAKROOM / WC: Suite comprising low level WC and pedestal wash hand basin, radiator, wall units provide storage, door back to entrance hall.

STAIRS & LANDING TO FIRST FLOOR: PVC double glazed window to side, doors open to three bedrooms and a family bathroom.

BEDROOM ONE: 12'07 (to wardrobes) x 11'06 max / 9'03 min: PVC double glazed window to fore, space for double bed and complementing suite, built-in sliding mirrored wardrobes, radiator, doors to two storage areas and door back to landing.

BEDROOM TWO: 9'03 x 9'02 (into door recess) / 7'02 min: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 9'07 x 7'09: PVC double glazed window to rear and to side, space for double bed and complementing suite, radiator, door back to landing.

RENEWED FAMILY BATHROOM: Suite comprising bath with bi-folding splash screen shower door to side, vanity wash hand basin and WC, tiled splashbacks, radiator, door back to landing.

REAR GARDEN: A paved patio advances from the accommodation and leads to lawn, timber fencing lines the perimeters with access being given back into the home via PVC double glazed French doors to lounge / breakfast area, a side timber gate opens to a further allocated car parking space.















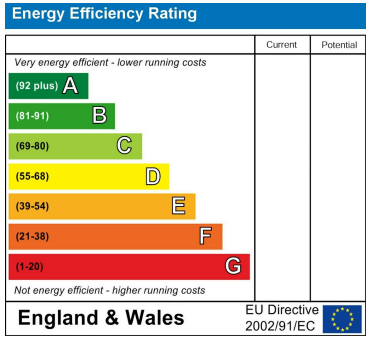
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

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)

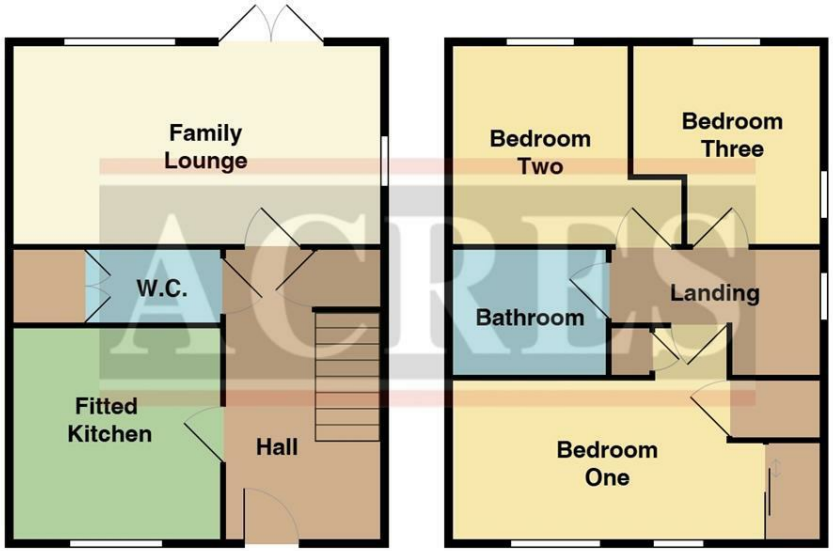
COUNCIL TAX BAND: C COUNCIL: Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888





Campion Gardens, B24 0HF



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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.