

# ACRES

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- Renovated, three bedroomed mid-terrace
- Superb family shower room
- Delightful lounge
- Impressive fitted breakfast kitchen
- Deep entrance hall
- Rear garden with off street parking
- Manicured fore garden
- Excellent position close to amenities
- Fantastic standard throughout
- No onward chain



***FARNBOROUGH ROAD, CASTLE VALE, B35 7JE - OFFERS AROUND £240,000***

This recently renovated, three-bedroomed, mid-terraced freehold family home is ideally positioned in the heart of Castle Vale, occupying a sought-after spot adjacent to schooling for all ages — making it an ideal choice for families. Daily essentials are within easy reach, with local shopping amenities just a short stroll away, while more extensive retail therapy is available nearby at The Fort Shopping Park. The area is also well-served by frequent bus routes, ensuring straightforward access to surrounding town centres and Birmingham city centre. Having undergone extensive modernisation, the home now benefits from PVC double glazing and renewed gas central heating (both where specified), offering a comfortable and energy-efficient living environment throughout. Internally, the property comprises a deep and welcoming entrance hall, leading into an immaculate family lounge — a relaxing space that flows seamlessly into a stylish rear breakfast kitchen. Fitted with sleek, integrated appliances and designed with intelligent use of space, the ground floor perfectly blends functionality with contemporary living. To the first floor, there are three well-proportioned bedrooms, with the second bedroom benefitting from built-in cupboard space. A superb and modern shower room completes the internal accommodation. Externally, the home is set back behind a lawned and shrubbed fore garden, adding to its kerb appeal. To the rear, a paved path leads to a private parking space, accessed via 50/50 split timber gates, offering both convenience and privacy. This beautifully-finished home is ready to move into and ideally suited to first-time buyers, young families, or those looking to downsize without compromising on location or style. Internal viewing is strongly recommended to fully appreciate the accommodation and lifestyle on offer. EPC Rating C.

Set back from the road behind a lawned fore garden with mature shrubs and bushes, a paved path advances from metal gates and advances to a front door comprising PVC double glazed obscure windows to side, into:

#### **ENTRANCE HALL:**

Door opens to storage, a glazed door to family lounge, radiator, stairs off to first floor.

#### **FAMILY LOUNGE: 13'07 x 12'06:**

PVC double glazed bow window to fore, radiator, space for complete lounge suite, door to under stairs storage and glazed door back to entrance hall, access is provided to:

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

PVC double glazed patio doors and single door with window to side opens to rear garden, matching wall and base units with integrated washing machine, fridge, freezer and oven with grill over, edged work surfaces with four ring gas hob and extractor canopy over, sink drainer unit, space for bar stools to breakfast island and space for dining table with chairs, a glazed door opens to storage, radiator, access given back to lounge.

#### **STAIRS & LANDING TO FIRST FLOOR:**

Doors open to three bedrooms, a renewed family shower room and airing cupboard.

#### **BEDROOM ONE: 15'00 x 9'07:**

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

#### **BEDROOM TWO: 10'11 x 10'08:**

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

#### **BEDROOM THREE: 10'07 x 6'11 max / 4'01 min:**

PVC double glazed window to fore, radiator, built-in over stairs storage, door back to landing.

#### **FAMILY SHOWER ROOM:**

PVC double glazed obscure window to rear, suite comprising walk-in shower with glazed splash screen door to side, low level WC and vanity wash hand basin, ladder style radiator, tiled splashbacks and flooring, door back to landing.

#### **REAR GARDEN:**

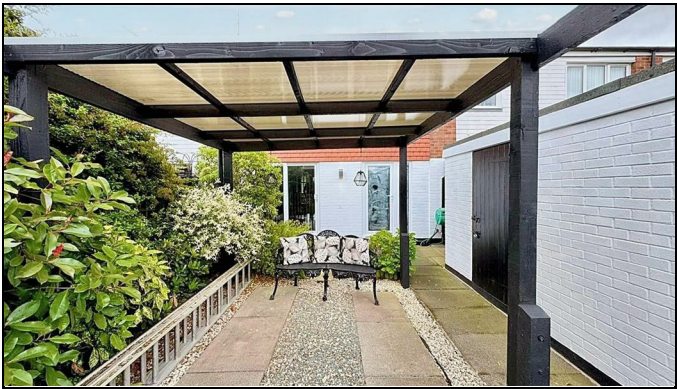
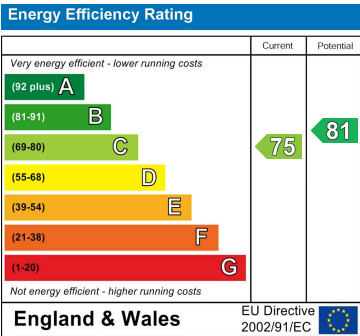
A paved patio advances from the accommodation and leads to a rear off-road drive, having 50/50 split timber gate opening to rear road, access is gained back into the property via doors to dining area and kitchen.



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 7JE



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.