



- Three bed roomed, modernised mid terrace
- Well-appointed family bathroom
- Impressive fitted breakfast kitchen
- Delightful rear lounge with media unit
- Sizeable porch
- Low-maintenance fore garden
- Appealing rear garden with timber raised beds
- Superb rear family room
- Excellent position close to amenities
- Beautifully presented



**HEYFORD WAY, , B35 6HZ - ASKING PRICE £220,000**

Offered to the market in immaculate, move-in ready condition, this three-bedroomed, completely renovated mid-terraced freehold family home on the outskirts of Castle Vale showcases impressive design, generous proportions, & a high standard of finish throughout. Thoughtfully & stylishly refurbished, the property delivers a modern & welcoming space that's ideal for families, 1st-time buyers, or investors alike. Set within walking distance to a variety of daily essential amenities & facilities, the home is conveniently located on a well-connected estate, served by an array of readily-available bus routes, ensuring smooth travel to Birmingham city centre, Sutton Coldfield, & surrounding towns. With schooling for all ages close by, alongside access to local parks & green spaces, this is a location that promotes both convenience & community living. Internally, the home benefits from gas central heating & PVC double glazing (both where specified), & has been beautifully maintained & cleverly updated by its current owners. The accommodation briefly comprises a large entrance porch, providing ample storage & even space for additional appliances, a sizeable & stylish fitted breakfast kitchen, & an impressive rear lounge complete with a built-in media unit, perfect for relaxing or entertaining. Upstairs, there are 3 well-proportioned bedrooms, with the 2nd bedroom benefiting from over-stairs storage & the 3rd creatively adapted to include built-in hanging space via an extended landing cupboard. All rooms are served by a delightful, modern family bathroom. Externally, the property is approached by a neat paved path with gravelled side sections, offering kerb appeal & low maintenance. To the rear, a renewed patio leads to a lawned garden with raised timber planting beds, while the standout feature is the superb garden room/bar—ideal for hobbies, or use as a home office. This is a deceptively spacious & immaculately presented home that must be viewed to truly appreciate. EPC D.

Set back from the road behind a shared walkway giving access to the front of the home, timber fencing privatises the property's border with access being given into the home via a PVC double glazed door approached via paved path with gravel to side, into:

#### **PORCH:**

Tiled flooring, space is provided for cloaks storage, electric radiator, glazed obscure door opens into:

#### **FITTED BREAKFAST KITCHEN: 18'11 x 12'02:**

PVC double glazed windows to fore, matching wall and base units with recesses for washing machine, integrated oven, fridge and freezer, roll edged work surfaces with four ring electric induction hob having extractor canopy over, sink drainer unit, radiator, space for table with chairs, stairs off to first floor, glazed obscure door back to porch and access is provided into:

#### **FAMILY LOUNGE: 17'09 x 12'00:**

PVC double glazed window and door to rear, space for complete lounge suite, radiator, media unit, access is provided back to kitchen.

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

Doors open to three bedrooms, an airing cupboard and family bathroom, radiator.

#### **BEDROOM ONE: 12'04 x 11'00:**

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

#### **BEDROOM TWO: 11'00 x 9'02:**

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

#### **BEDROOM THREE: 9'04 x 7'07:**

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

#### **FAMILY BATHROOM:**

PVC double glazed obscure window to fore, suite comprising bath, low level WC and pedestal wash hand basin, ladder style radiator, tiled splashbacks, door back to landing.

#### **REAR GARDEN:**

A paved patio advances from the accommodation and leads to lawn, raised garden beds line the property's border with access being given into:

#### **REAR GARDEN ROOM: 16'01 x 12'01:**

PVC double glazed windows and French doors open to garden.

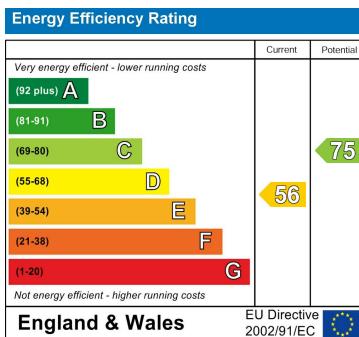


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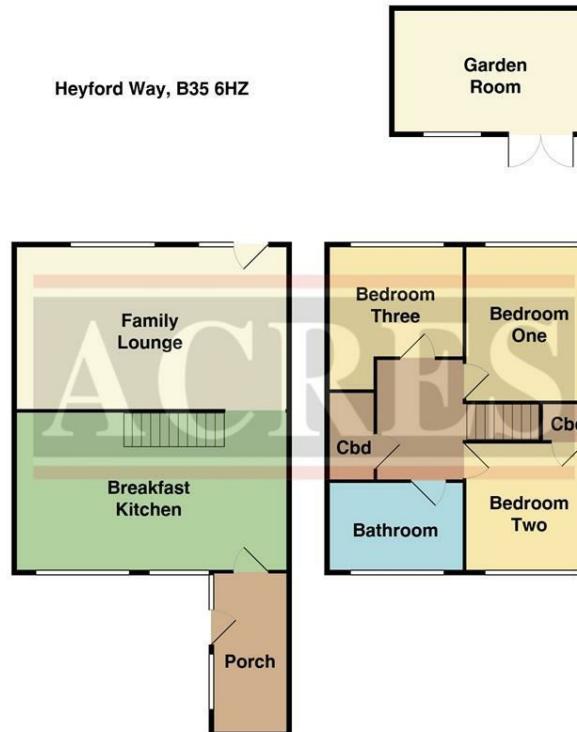
TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : A

VIEWING: Highly recommended via Acres on 0121 313 2888



Heyford Way, B35 6HZ



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.