



- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- NEW MODERN FITTED KITCHEN
- NEWLY FITTED MODERN FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT & GARAGE SPACE
- LARGE REAR GARDEN
- RECENTLY REFURBISHED TO A FANTASTIC STANDARD
- IDEAL FIRST TIME BUY
- NO UPWARD CHAIN



ROWDALE ROAD, GREAT BARR, B42 2DG - OFFERS OVER £230,000

WOW! Acres are delighted to offer for sale this recently refurbished stunning semi-detached property that benefits from double glazing and gas central heating (both where specified). The interiors include enclosed; light and airy hallway with doors into spacious living room feeding through to rear reception room (potential dining room) and newly modern fitted kitchen. To the first floor is a landing with access into loft plus two double bedrooms along with a third single bedroom and a re-fitted family bathroom with white suite. To the front of the property is off road parking along with side access leading to single garage space and to the rear is a spacious garden with patio to fore and lawn with further patio area and shed unit to far rear! This is a very popular road along with the property being in immaculate condition so an early viewing is highly recommended! IDEAL FOR FIRST TIME BUYERS OR INVESTORS – HURRY BEFORE YOU'RE TOO LATE – NO UPWARD CHAIN!

Accessed via driveway to front allowing off road parking for multiple cars along with shared side access leading to single garage front and door into;

HALLWAY: 5'9 max, 3'2 min x 11'3: A light and airy hallway with stairs to first floor, radiator, double glazed window and doors into;

LIVING AREA: 9'9 max, 8'6 min x 14'7 (bay) 12'4 min: A great size living area with fire surround, radiator and double glazed bay window to front and feeding into;

DINING AREA: 9'9 max, 8'6 min x 11'2: A great additional reception room with radiator and double glazed double doors to rear leading onto patio.

FITTED KITCHEN: 5'9 x 8'6: A newly fitted modern kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, gas hob, tiling to splashback, space and plumbing for washing machine, space for fridge freezer and radiator.

LANDING: 2'7 x 6'8: Double glazed opaque window to side and doors into;

BEDROOM ONE: 9'9 max, 8'6 min x 15'1: A great size double bedroom with double glazed window to front and radiator.

BEDROOM TWO: 9'9 x 9'7: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 6'9 x 7'2: A final spacious single bedroom with double glazed window to front and radiator.

BATHROOM: A newly fitted suite with panelled bath, shower over, wash hand basin, close couple W.C., tiling to walls, radiator and double glazed opaque window to rear.

REAR GARDEN: A good size garden with paved patio area and lawn with fencing to borders.

REAR GARAGE: Pull to garage doors to front along with further door to rear.

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

FIXTURES & FITTINGS: As per sales particulars.

COUNCIL TAX BAND: B.

VIEWING: Recommended via Acres on 0121 358 6222.



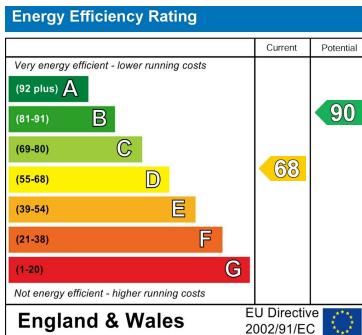
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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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.