



- \* END OF TERRACED HOUSE
- \* THREE BEDROOMS
- \* TWO RECEPTION ROOMS
- \* EXTENDED FITTED KITCHEN
- \* MODERN FAMILY BATHROOM
- \* OFF ROAD PARKING TO FRONT
- \* LARGE REAR GARDEN
- \* PRIME LOCATION
- \* IDEAL FIRST TIME BUY
- \* SPACIOUS THROUGHOUT



**47 Birdbrook Road, Birmingham B44 8RE - Offers in excess of £200,000**

A delightful example of an extended, three bed end-terraced family home set in an enviable position of Great Barr, close to excellent commuter links. Educational opportunities are plentiful and can be accessed on foot, having a host of daily shopping amenities also available within a stones throw. Readily available bus services run conclusively on Aldridge Road giving access to surrounding towns and city centres including Birmingham and Walsall. Complimented by gas central heating and PVC double glazing (both where specified), the property has been tastefully extended and offers rear, off-road access via a shared track and briefly comprises: porch, entrance hall with door into a spacious lounge to front feeding into further living / dining space along with access into extended fitted kitchen. To the first floor are two double bedrooms, one single bedroom and a modern family bathroom! Externally, landscaped front and rear gardens include parking to fore and low maintenance areas to rear. To fully appreciate the accommodation on offer, we highly recommend internal inspection. HURRY BEFORE YOU'RE TOO LATE!

**PORCH: 6'4 x 1'11:** Double glazed sliding with door into;

**HALLWAY: 4'3 x 3'4:** Stairs to first floor and door into;

**LIVING ROOM: 12'10 x 10'0:** A great size living area with fire place and fire, spot lights to ceiling, radiator, double glazed bay window to front and opening into;

**DINING AREA: 15'0 x 11'0:** A further great size reception area with spot lights to ceiling, radiator, double glazed doors out to rear and opening into;

**KITCHEN: 12'2 x 7'2:** Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer, double glazed window to rear, Range style cooker, gas hob with extractor hood over, tiling to splashback, space and plumbing for fridge freezer, dishwasher, tumble dryer and washing machine, radiator.

**LANDING: 6'4 x 2'8:** Double glazed opaque window to side and doors into;

**BEDROOM ONE: 10'11 x 9'0:** A great size double bedroom with built in wardrobe system, double glazed window to front and radiator.

**BEDROOM TWO: 11'0 x 9'4:** A further good size double bedroom with double glazed window to rear and radiator.

**BEDROOM THREE: 7'6 x 5'11:** Double glazed window to front and radiator.

**BATHROOM: 8'0 x 5'7:** Fitted suite with 'P' panelled bath with shower over, wash hand basin set into vanity unit, close couple W.C., tiling to part walls, ladder style towel rail/radiator and double glazed opaque window to rear.

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

**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



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.

Birdbrook Road, Birmingham B44 8RE



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

47 BIRDBROOK ROAD, BIRMINGHAM B44 8RE