

ACRES

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- * EXTENDED MID TERRACED PROPERTY
- * THREE BEDROOMS + LOFT ROOM
- * TWO RECEPTION ROOMS
- * EXTENDED FITTED KITCHEN
- * MODERN FAMILY BATHROOM
- * OFF ROAD PARKING TO FRONT
- * IMMACULATE REAR GARDEN
- * HIGH SPEC THROUGHOUT
- * IDEAL FIRST TIME BUY
- * FREEHOLD UPON COMPLETION



178 Curbar Road, Great Barr, B42 2AX - Offers in excess of £245,000

FREEHOLD UPON COMPLETION! - Acres are delighted to offer for sale this high quality heavily extended three bedroom + loft room mid-terraced property located on The Beeches with fantastic local schooling, public transport links into Birmingham City Centre that benefits from double glazing and gas central heating (both where specified). The interiors include enclosed porch leading into welcoming & very well presented living room with double doors leading into further reception room currently used as diner with further double doors into extended modern fitted kitchen. To the first floor is a landing with further stair case to loft room and doors into two double bedrooms, one single bedroom and modern family bathroom with white suite. Outside is a spacious driveway with parking space for multiple cars and to the rear is a patio to fore leading to lawn with further patio area to far rear. This is a very popular road so an early viewing is highly recommended to appreciate the high standard throughout! **IDEAL FIRST TIME BUY! THE PROPERTY IS BEING SOLD FREEHOLD UPON COMPLETION!** Council Tax Band B EPC rating D.

Accessed from the fore via brick blocked driveway offering ample off road parking along with door leading into;

PORCH: Double glazed windows and door with door into;

LIVING ROOM: 15'10 max, 9'11 min x 13'9 (bay) 12'1 min : A great size living area with fire surround and fire, radiator, double glazed bay window to front and double doors into;

DINING ROOM: 15'10 x 9'11: A great additional reception room currently used as diner, radiator, double glazed window to rear and further door into;

KITCHEN: 11'10 x 11'10 : Extended fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, range style cooker with extractor hood over, tiling to splashback, space and plumbing for washing machine, dishwasher, American style fridge freezer, radiator, tiled floor, double glazed skylights and window to rear along with double glazed door onto patio.

LANDING: A light and airy landing with staircase to loft and doors into;

BEDROOM ONE: 12'0 (wardrobe) x 9'7 : A great size double bedroom with built in wardrobe system, double glazed window to front and radiator.

BEDROOM TWO: 11'6 x 7'5 : A further good size double bedroom with double glazed window to rear, built in wardrobes and radiator.

BEDROOM THREE: 11'6 x 7'5 : A final good sized bedroom, double glazed window to front and radiator.

LOFT ROOM: 17'8 x 13'7: A great additional space, two double glazed Velux windows and radiator.

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

REAR GARDEN: A good size well manicured garden with paved patio area 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: C

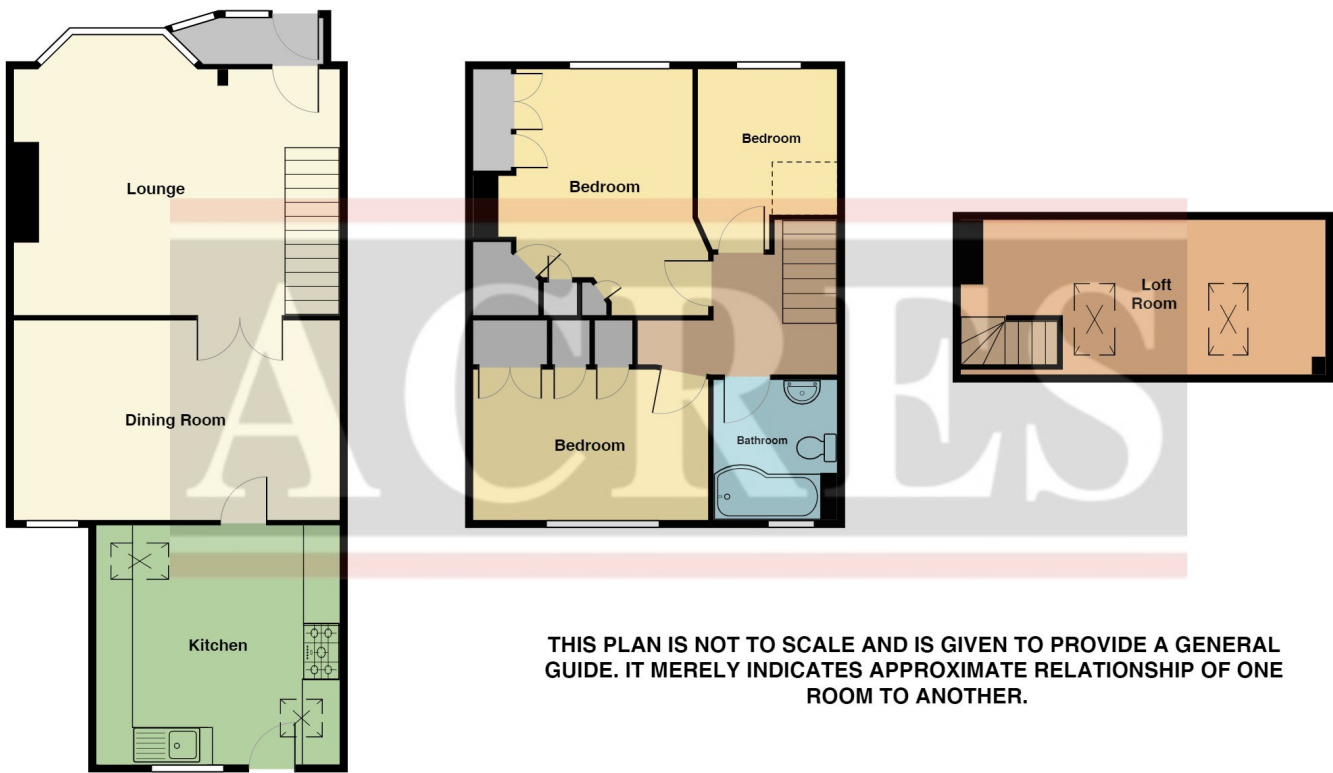


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.

178, Curbar Road, B42 2AX



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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