

# ACRES

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- \* END OF TERRACED HOUSE
- \* THREE BEDROOMS
- \* SPACIOUS LIVING ROOM
- \* MODERN FITTED KITCHEN
- \* SEPARATE UTILITY SPACE
- \* DOWNSTAIRS SHOWER ROOM
- \* LARGE REAR GARDEN
- \* IDEAL FIRST TIME BUY
- \* PRIME LOCATION
- \* NO UPWARD CHAIN



96 Sidcup Road, Kingstanding, Birmingham, B44 0LP - £205,000



Acres are delighted to offer for sale this lovely property that benefits from double glazing and gas central heating (both where specified) located close to local shops, fantastic public transport links and local schooling for all ages! The very well presented interiors include, enclosed porch, entrance hall, spacious family lounge, stylish modern styled kitchen with a range of high gloss units, lean to utility room and shower room. To the first floor is a master bedroom with en-suite (WC and wash hand basin), plus two further excellent bedrooms with bedrooms one and two benefiting from fitted wardrobes. Outside is a lovely garden with patio areas, lawn and an abundance of flowering and verdant trees and shrubs. NO UPWARD CHAIN!

Access is via a lawned and planted fore garden with door leading into;

**PORCH: 9'9 x 2'6:** Double glazed leaded light window to front and side, door into;

**HALLWAY: 4'3' x 3'2:** Staircase to first floor, radiator and door into;

**LIVING ROOM: 17'8 (into bay) / 13'11 (min) x 13'0 (max) / 12'8 (min):** Deep double glazed bay to front, coving and medallion to ceiling, fire surround with living flame effect gas fire, radiator and door into;

**KITCHEN: 11'3 x 9'4:** Having a range of modern high gloss units to include drawer, base and eye level cupboards, work surface, stainless steel one and a half bowl sink and drainer, four ring gas hob with extractor hood over and electric oven under. Wall mounted gas central heating boiler, radiator, tiled splashbacks and floor, door to shower room and door into;

**SEPARATE UTILITY: 10'6 x 4'7:** With base cupboards and work surface over, windows to side and rear, door out to rear garden

**DOWNSTAIRS SHOWER ROOM: 6'3 x 5'2:** A modern re-fitted shower room with self contained shower cubicle and fitted shower, white wash hand basin set into vanity unit and close couple WC. Stylish tiling to walls and floor, double glazed opaque window and radiator.

**FIRST FLOOR LANDING: 3'8 x 2'11** Double glazed window to side, access to loft and doors into;

**BEDROOM ONE: 14'0 (max) / 9'0 (to wardrobe front) x 11'6 (max) / 6'6 (min):** A great size double bedroom with double glazed window to front, built-in his and hers wardrobes to side and door into;

**W.C.: 5'9 x 3'11** White close couple WC, pedestal wash hand basin, double glazed opaque window, door into over stairs storage.

**BEDROOM TWO: 13'7 x 9'4 (max) / 7'6 (to wardrobe front):** A further spacious double bedroom with double glazed window to rear, radiator, built in wardrobes to one side.

**BEDROOM THREE: 9'6" x 7'6":** Excellent third bedroom, double glazed window to rear, radiator.

**REAR GARDEN:** A large rear garden with patio to fore leading to a bordered lawn, further paved and planted garden space to rear and rear access.

**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

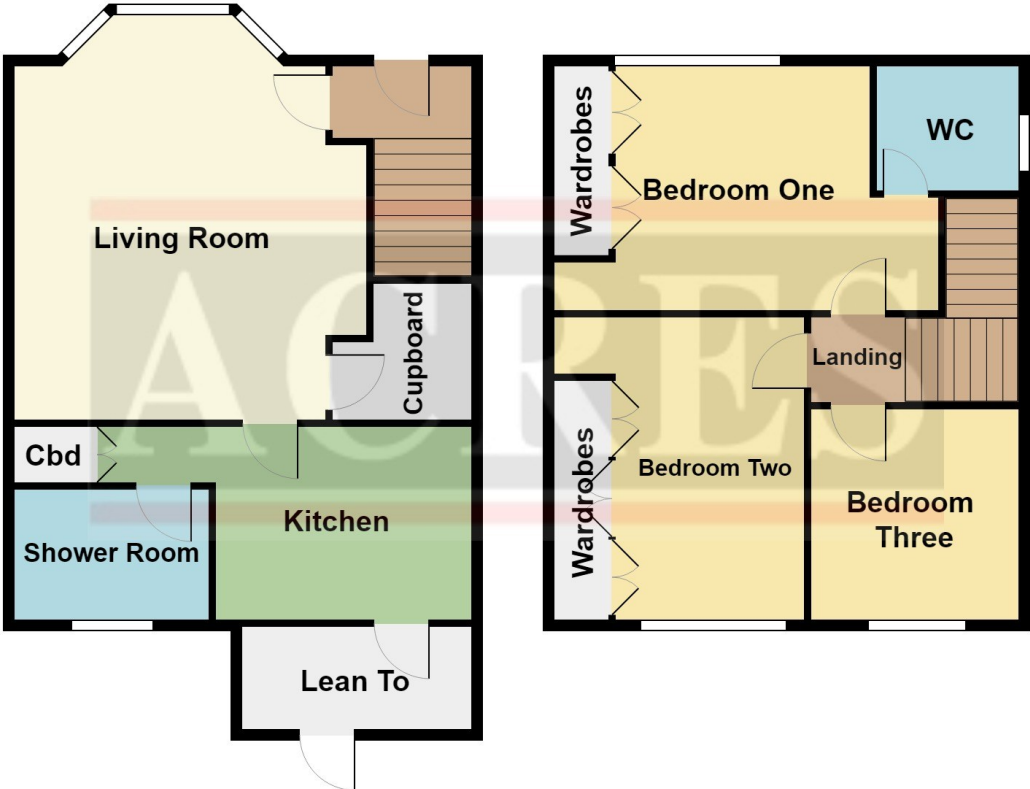


FREE SALES & RENTAL VALUATIONS — INDEPENDANT MORTGAGE ADVICE



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.

Sidcup Road, Kingstanding



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

Energy Efficiency Rating

