

ACRES

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- EXTENDED END OF TERRACED FAMILY HOME
- THREE BEDROOMS
- SPACIOUS LIVING ROOM TO FRONT
- EXTENDED OPEN PLAN KITCHEN / DINER
- MODERN DOWNSTAIRS FAMILY BATHROOM
- LOW MAINTIANCE REAR GARDEN
- LARGE DRIVEWAY TO FRONT
- QUITE CUL-DE-SAC LOCATION
- IDEAL FIRST TIME BUY
- NO UPWARD CHAIN



ETTA GROVE, BIRMINGHAM, B44 9QY - OFFERS IN THE REGION OF £225,000

Acres are pleased to offer for sale this extended end of terraced family home finished to a fantastic standard and offering NO UPWARD CHAIN! Benefiting from double glazing and gas central heating (both where specified) the interiors offer stylish family lounge front, beautifully extended open plan fitted kitchen being open plan with dining / sitting room and modern bathroom with white suite. To the first floor are three excellent bedrooms. Outside is a large fore garden offering off road parking for multiple cars. To the rear is a well sized low maintenance garden with patio throughout! Viewing is essential to appreciate this absolutely stunning property. HURRY BEFORE YOU'RE TOO LATE – NO UPWARD CHAIN!

Accessed via large driveway to front along with large lawn area allowing off road parking to front for multiple cars and door leading into;

HALLWAY: 4'5 x 5'9: A light and airy hallway with stairs to first floor, radiator, doors into;

LIVING ROOM: 15'9 max, 13'9 min x 11'6: A great size living area with radiator, double glazed bay window to front and double glazed window to side.

FITTED KITCHEN: 10'3 max, 5'1 min x 17'3 max, 9'8 min: A modern fitted kitchen / diner with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, double integrated oven, gas hob with extractor hood over, tiling to splashback, space and plumbing for washing machine and radiator, space for fridge freezer and open plan access leading into;

SITTING ROOM: 10'3 x 11'3: A great additional reception room with double glazed double doors to rear and radiator along with door leading into;

BATHROOM: 4'2 x 13'8: A modern fitted suite with corner panelled bath, walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C., tiling to walls, radiator and double glazed opaque window to rear.

LANDING: Access into loft and doors into;

BEDROOM ONE: 15'9 x 10'6: A great size double bedroom with double glazed window to front and radiator along with door into jack and jill style W.C..

BEDROOM TWO: 7'10 x 10'11: A further good size double bedroom with double glazed window to rear and radiator along with door into jack and jill style W.C..

BEDROOM THREE: 15'9 x 10'6: A final spacious single bedroom with double glazed window to rear and radiator.

REAR GARDEN: A good size garden with paved patio and 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.

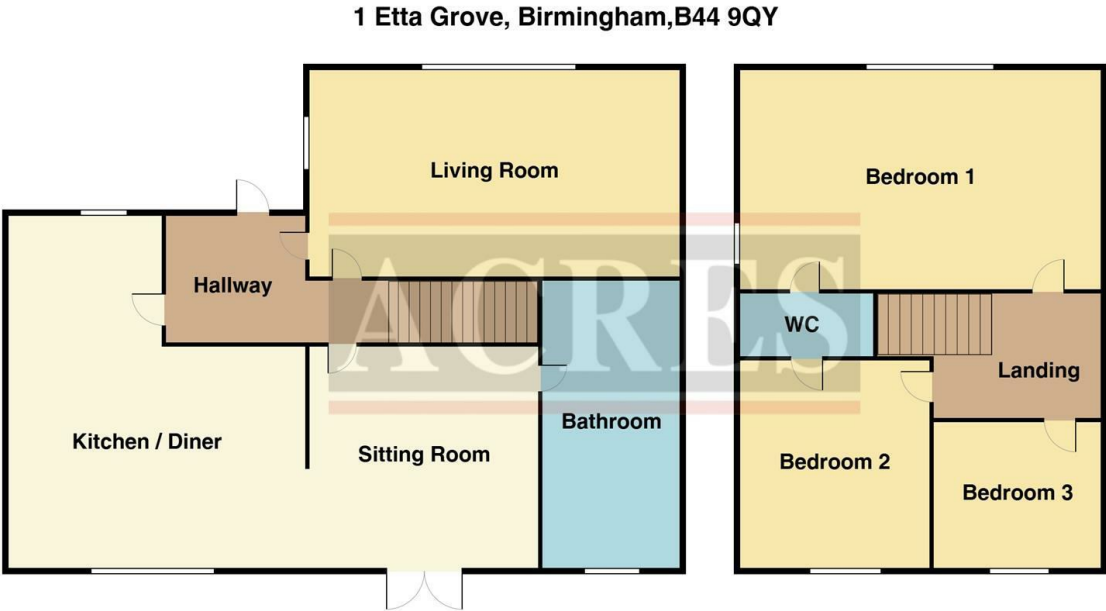
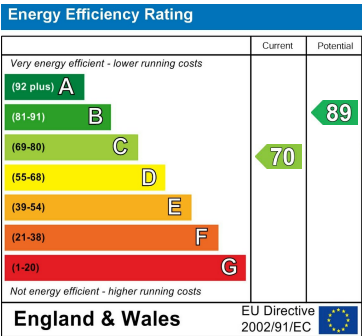
VIEWING: Recommended via Acres on 0121 358 6222.



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COUNCIL TAX : B

VIEWING: Highly recommended via Acres on 0121 358 6222



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.