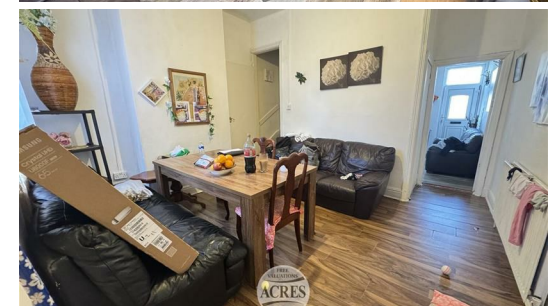


# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
☎ 0121 358 6222 ✉ greatbarr@acres.co.uk @ www.acres.co.uk

- MID TERRACED FAMILY HOME
- THREE SPACIOUS BEDROOMS
- SPACIOUS LIVING ROOM
- ADDITIONAL DINING ROOM
- FITTED KITCHEN
- DOWNSTAIRS BATHROOM
- LOW MAINTIANCE REAR GARDEN
- IDEAL INVESTMENT
- PRIME LOCATION
- NO UPWARD CHAIN



**WITTON ROAD, BIRMINGHAM, B6 6JR - OFFERS AROUND £185,000**

A well-presented three-bedroom mid-terrace property set in the heart of Aston, Handsworth. Ideally located close to excellent local shops, public transport links, and highly regarded schooling. The ground floor offers a spacious living room leading into separate dining room and a fitted kitchen leading into downstairs family bathroom. Upstairs boasts three generously sized bedrooms. To the rear, the property enjoys a low-maintenance garden, while on-road parking is available to the front. This home is an excellent choice for families and first-time buyers alike. **HURRY BEFORE YOU'RE TOO LATE – NO UPWARD CHAIN!**

Accessed from the fore via courtyard and footpath leading to double glazed entrance door, into;

**FRONT RECEPTION ROOM:** 13'4 max, 12'2 min x 12'1: A great size living area with radiator and double glazed bay window to front and door leading into;

**REAR RECEPTION ROOM:** 13'4 max, 12'2 min x 11'2: A further spacious living space currently used as diner with radiator, double glazed window to rear, stairs leading up to first floor and door into;

**FITTED KITCHEN:** 6'9 x 9'9: A fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, cooker with gas hob, tiling to splashback, space and plumbing for washing machine and door into;

**DOWNSTAIRS FAMILY BATHROOM:** 4'7 x 8'2: 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.

**LANDING:** 3'3 x 14'3: Doors into;

**BEDROOM ONE:** 13'4 max, 12'2 min x 12'2: A great size double bedroom with double glazed window to front and radiator.

**BEDROOM TWO:** 10'4 max, 8'8 min x 11'3: A further good size double bedroom with double glazed window to rear and radiator.

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

**REAR GARDEN:** A good size low maintenance garden with paved patio area leading to lawn 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:** A.

**VIEWING:** Recommended via Acres on 0121 358 6222.



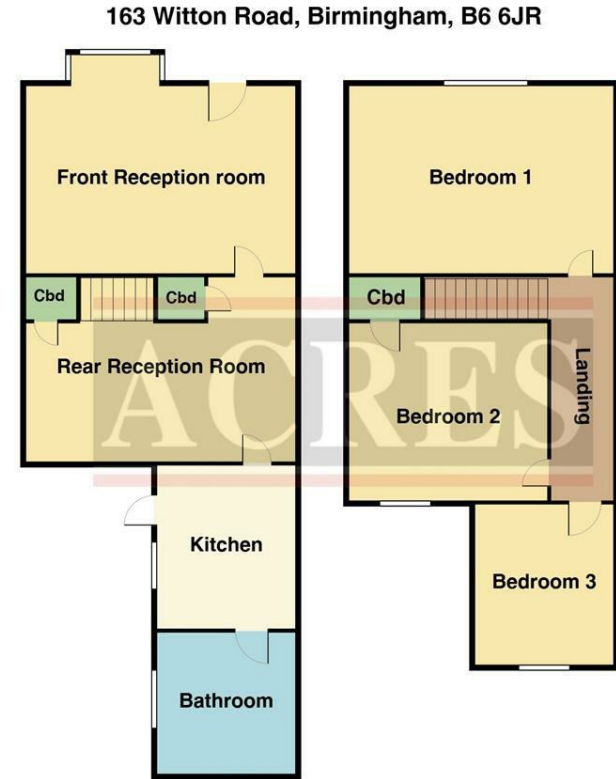
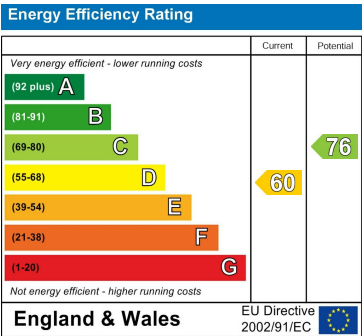




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COUNCIL TAX BAND : A COUNCIL : Birmingham

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.