

# ACRES

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



- EXTENDED MID TERRACED FAMILY HOME
- FOUR SPACIOUS BEDROOMS
- WELL PRESENTED LIVING ROOM
- OPEN PLAN EXTENDED KITCHEN / DINER
- MODERN FAMILY BATHROOM
- LOW MAINTENANCE REAR GARDEN
- OUTHOUSE / BAR TO FAR REAR
- LARGE DRIVEWAY / OFF ROAD PARKING
- PERFECT FAMILY HOME
- HIGH SPEC THROUGHOUT



***KINGS ROAD, KINGSTANDING, B44 0UH - OFFERS AROUND £250,000***

An extremely well-presented and thoughtfully extended mid-terrace family home, ideally situated in the heart of Kingstanding, Birmingham, with convenient access to local shops, well-regarded schooling, and excellent public transport links nearby. The property is set behind a generous driveway providing ample off-road parking. The front door opens into a welcoming hallway which leads through to a beautifully presented living room, offering a comfortable and stylish space for relaxation. To the rear of the property is a standout feature of the home – a spacious, extended open-plan modern fitted kitchen and dining area, finished to a high specification and providing the perfect space for both everyday family living and entertaining. The ground floor also benefits from a contemporary family bathroom, finished with modern fittings. To the first floor, a spacious landing provides access to four well-proportioned bedrooms, offering flexible accommodation suitable for growing families, home working, or guest space. Externally, the rear garden has been designed with low maintenance in mind and features a patio seating area leading onto an artificial lawn. To the far rear is an impressive outhouse currently utilised as a stylish bar and entertainment space, making it ideal for hosting family and friends. This fantastic home is immaculately presented throughout and would make an ideal purchase for first-time buyers, families, or investors alike, offering modern living with high-spec finishes in a convenient and popular residential location. **HURRY BEFORE YOU'RE TOO LATE!**

Accessed from the fore via driveway offering off road parking, brick block footpath leading to double glazed entrance door, into;

**HALLWAY:** 3'7 x 3'2: A light and airy entrance with stairs to first floor and door into;

**LIVING ROOM:** 13'2 max, 11'9 min x 12'6: A great size living space with radiator and double glazed window to front along with door leading into;

**EXTENDED OPEN PLAN KITCHEN/DINER:** 14'6 max, 8'9 min x 21'3: A extended and modern fitted kitchen / dining area with a range of modern drawer base and eye level units, work surfaces, sink with mixer tap over, integrated double oven, gas hob with extractor hood over, tiling to splashback, tiling to floor, integrated washing machine and tumble dryer, integrated fridge freezer, integrated dishwasher, leading to spacious living / dining space with radiator and double glazed windows and double doors to rear.

**DOWNSTAIRS FAMILY BATHROOM:** 5'8 x 8'5: A modern fitted suite with panelled bath, shower over, wash hand basin, tiling to walls, tiling to floor, radiator and double glazed opaque window to side.

**LANDING:** 2'6 x 4'8: Doors into;

**BEDROOM ONE:** 9'7 max, 7'8 min x 11'5: A great size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

**BEDROOM TWO:** 8'7 x 9'9: A further good size double bedroom with double glazed window to front and radiator.

**BEDROOM THREE:** 8'5 x 8'3: A third double bedroom with double glazed window to rear and radiator.

**BEDROOM FOUR:** 9'4 x 7'5: A final single bedroom with double glazed window to front and radiator.

**REAR GARDEN:** A good size low maintenance garden with paved patio area and artificial lawn with mature plants, shrubs and trees along with fencing to borders, leading to;

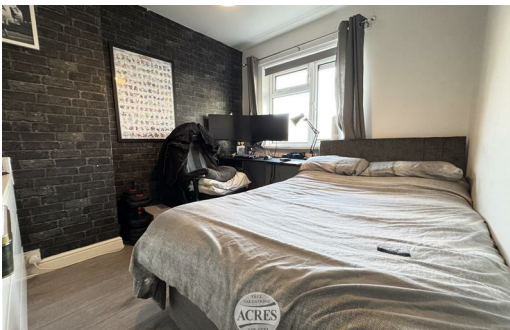
**OUTHOUSE/BAR:** A fantastic additional space with lighting and power points with door to rear leading to shed unit.

**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

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



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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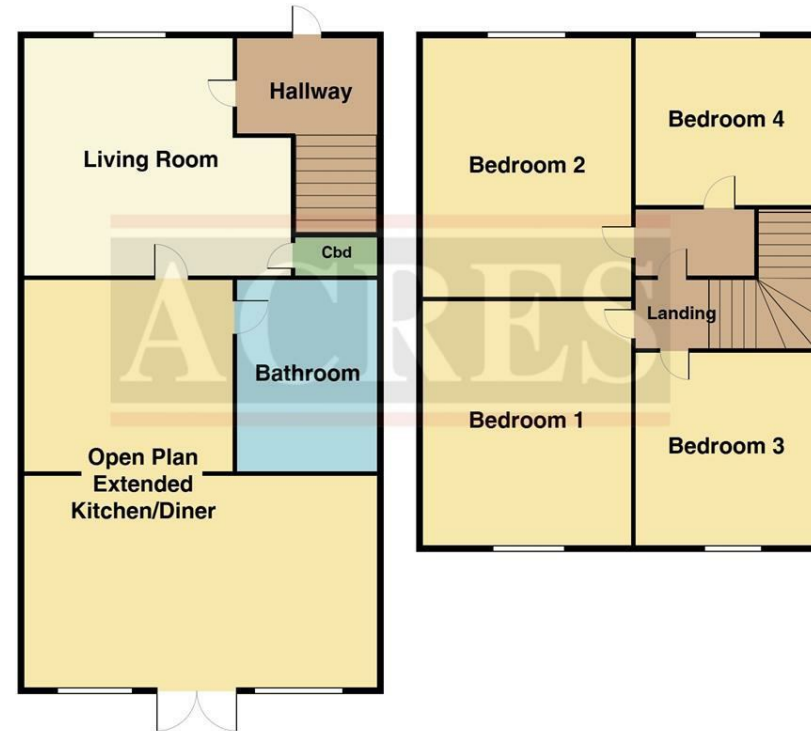
**COUNCIL TAX BAND :** A                      **COUNCIL :** Birmingham

**VIEWING:** Highly recommended via Acres on 0121 358 6222

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**Kings Road, Kingstanding, B44 0UH**



**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.

