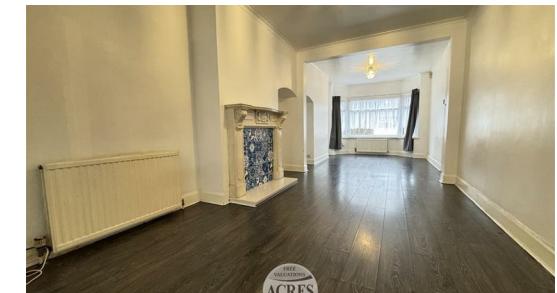




DERRYDOWN ROAD, GREAT BARR, B42 1RY - OFFERS AROUND £250,000

- EXTENDED SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- SPACIOUS THROUGH LIVING ROOM
- EXTENDED OPEN PLAN KITCHEN / DINER
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- LARGE REAR GARDEN
- IDEAL FIRST TIME BUY
- SOUGHT AFTER LOCATION
- NO UPWARD CHAIN



Set in the heart of Perry Barr, Birmingham, this beautifully extended three-bedroom semi-detached family home is ideally positioned within close proximity to fantastic local shops, reputable schooling, and excellent public transport links. The property benefits from a generous double driveway to the front, leading into a welcoming entrance hallway with access to a spacious through living room. To the rear, the home boasts a stunning extended open-plan modern fitted kitchen and dining area, complete with double doors opening out onto the rear garden, creating an ideal space for family living and entertaining. The first floor offers a spacious landing giving access to two well-proportioned double bedrooms, a third single bedroom, and a contemporary family bathroom. Externally, the property features a large rear garden with a patio area to the fore, extending onto a substantial lawn. A single garage is situated at the far rear of the garden, providing additional off-road parking and storage options. Offered with no upward chain, this property presents a fantastic opportunity for first-time buyers and families seeking a well-located home in a popular residential area. HURRY BEFORE YOU'RE TOO LATE!

Accessed from the fore via steps up to double glazed entrance door, brick block driveway offering off road parking for multiple cars.

HALLWAY: 5'7 max, 2'9 min x 14'4: A light and airy entrance with stairs to first floor, radiator, storage cupboard, double glazed window and doors into;

THROUGH LOUNGE/DINER: 10'5 max, 8'8 min x 25'3 (bay): A great size through living / dining area with fire surround and fire, radiator, double glazed bay window to front and double glazed double sliding doors into;

EXTENDED OPEN PLAN KITCHEN/DINER: 15'3 max, 5'1 min x 18'7 max, 9'5 min: A extended and modern fitted kitchen / diner with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, gas hob with extractor hood over, tiling to splashback, space and plumbing for washing machine, radiator and double glazed double sliding doors to rear along with spacious dining area.

LANDING: 2'6 x 6'6: Double glazed opaque window to side and doors into;

BEDROOM ONE: 10'5 x 12'8 (bay): A great size double bedroom with double glazed bay window to rear and radiator.

BEDROOM TWO: 9'9 x 12'9 (bay): A further good size double bedroom with double glazed bay window to front and radiator.

BEDROOM THREE: 5'6 x 6'6: A final bedroom with double glazed window to front and radiator.

BATHROOM: 5'6 x 6'3: A modern 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.

REAR GARDEN: A good size garden with paved patio area and lawn along with fencing to borders along with single garage to far rear allowing further off road parking.

REAR GARAGE: Accessed via communal rear access. (Please check the suitability of this garage for your own vehicle)

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

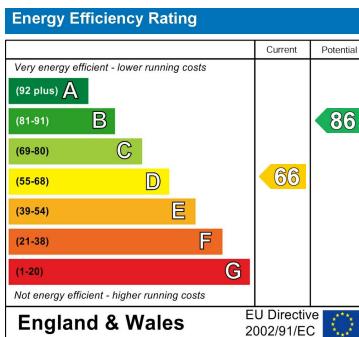


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : C

COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 358 6222



Derrydown Road, Great Barr, B42 1RY



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.