

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 BEDROOMS
- SPACIOUS LIVING ROOM
- OPEN PLAN KITCHEN / DINER
- SPACIOUS CONSERVATORY
- FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- LARGE REAR GARDEN
- SOUGHT AFTER LOCATION
- IDEAL FIRST TIME BUY



TIDESWELL ROAD, GREAT BARR, B42 2DU - OFFERS IN THE REGION OF £225,000

Acres are delighted to offer for sale this mid-terraced property located on The Beeches with fantastic local schooling, public transport links into Birmingham City Centre that benefits from double glazing and gas central heating (both where specified). The interiors include large enclosed porch leading into very well presented living room, open plan kitchen / diner with double doors into spacious conservatory! To the first floor is a landing with doors into two double bedrooms, one single bedroom and modern family bathroom with white suite. Outside is a spacious driveway with parking space for multiple cars and to the rear is a patio for leading to large lawn. This is a very popular road so an early viewing is highly recommended to appreciate the size and condition on offer! IDEAL FIRST TIME BUY!

Accessed via block paved driveway allowing off road parking to front for multiple cars along with door leading into;

PORCH: 7'3 x 3'6: A light and airy porch area with double glazed window and doors into;

LIVING ROOM: 15'8 max, 11'7 min x 14'4 (bay) 11'9 min: A great size living area with fire surround and fire, radiator, double glazed bay window to front and stairs to first floor along with door leading into;

OPEN PLAN KITCHEN/DINER: 15'6 max, 14'5 min x 9'8: A spacious open plan fitted kitchen / diner with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, space for cooker, tiling to splashback, space and plumbing for washing machine, radiator and doors into;

CONSERVATORY: 11'6 x 9'1: A great additional space for ones own use with double glazed windows and double glazed double doors to rear.

LANDING: 5'9 max, 2'7 min x 6'3: Access to loft and doors into:

BEDROOM ONE: 11'4 max, 9'4 min x 11'7: A great size double bedroom with double glazed window to front and radiator.

BEDROOM TWO: 11'4 x 9'8: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 6'8 max, 3'4 min x 7'8: A final spacious single bedroom with double glazed window to front and radiator.

BATHROOM: 5'9 x 6'8: A fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, 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 with 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.

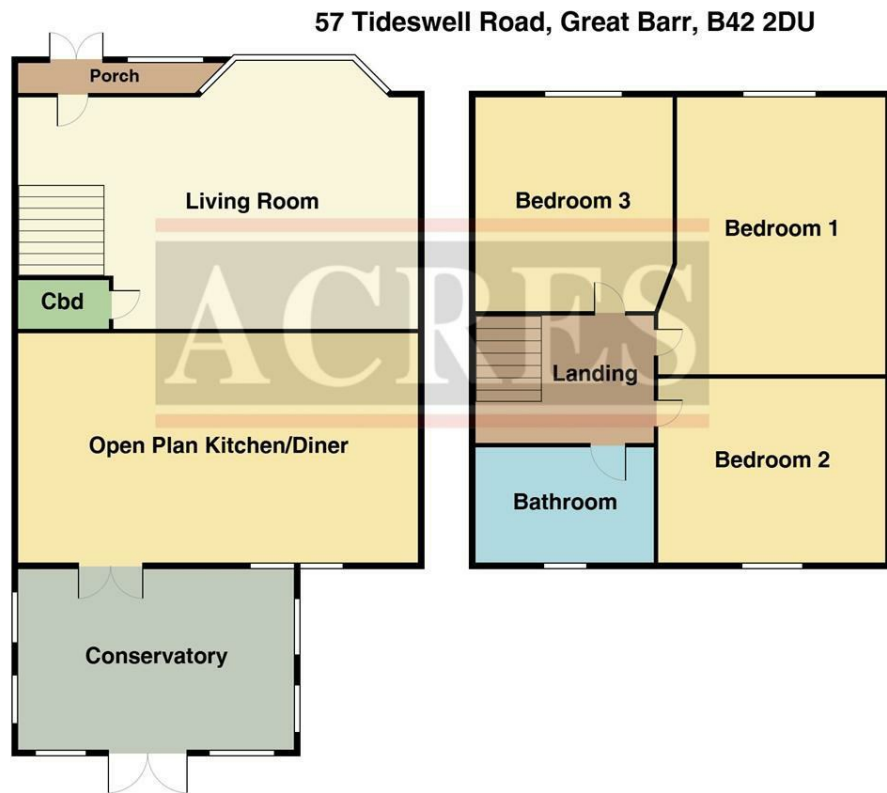
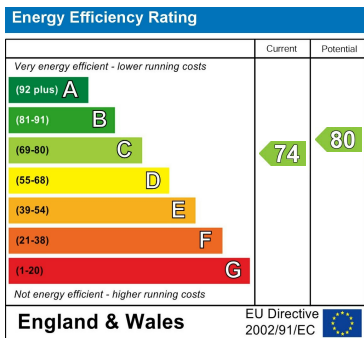
VIEWING: Recommended via Acres on 0121 358 6222.



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 : 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.