

DRAFT



- EXTENDED SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- SEPARATE UTILITY AREA
- THREE BEDROOMS
- FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- SPACIOUS REAR GARDEN
- IDEAL FIRST TIME BUY / INVESTMENT
- NO UPWARD CHAIN



SCARSDALE ROAD, GREAT BARR, B42 2JW - OFFERS IN THE REGION OF £200,000

Acres are delighted to offer for sale this spacious semi detached 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; spacious hallway, very well presented living room to front feeding into second rear reception room along with fitted kitchen and separate utility. To the first floor is a landing with doors into two double bedrooms, one single bedroom and family bathroom. Outside is a spacious driveway allowing off road parking to front and to the rear is a patio to fore leading to lawn. This is a very popular road so an early viewing is highly recommended to appreciate the potential throughout! IDEAL FIRST TIME BUY – NO UPWARD CHAIN!

Accessed via driveway allowing off road parking to front along with front door leading into;

HALLWAY: 5'5 max, 2'7 min x 8'3: Stairs to first floor, radiator and door into;

FRONT RECEPTION ROOM: 9'8 max, 8'8 min x 14'6 (bay) 11'9 min: A great size living area with fire surround and fire, radiator, double glazed bay window to front and open plan feeding into;

REAR RECEPTION ROOM: 10'2 max, 8'8 min x 10'6: A great sized rear reception area with double glazed window to rear and radiator along with door leading into;

FITTED KITCHEN: 5'7 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, tiling to splashback, space and plumbing for washing machine, space for fridge freezer and radiator along with door leading into separate utility area.

LANDING: 6'1 max, 2'7 min x 6'3: Access into loft and doors into;

BEDROOM ONE: 8'7 max, 8'3 min x 11'9: A great size double bedroom with double glazed window to front and radiator.

BEDROOM TWO: 9'3 x 9'9: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 6'7 max, 3'4 min x 8'8 max, 7'1 min: Double glazed window to front and radiator.

BATHROOM: 6'1 x 6'8: 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 with fencing to borders.

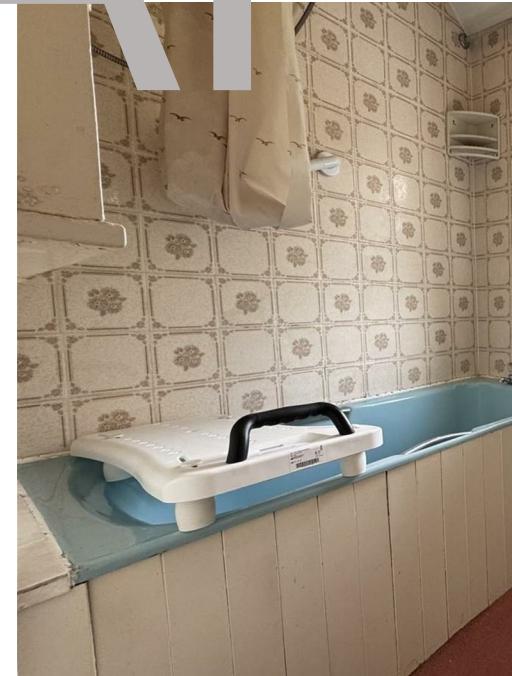
TENURE: We have been informed by the vendors that property is Freehold. (Please note that details of the tenure should be confirmed by any prospective purchaser's solicitor).

FIXTURES & FITTINGS: As per sales particulars.

COUNCIL TAX BAND: B.

VIEWING: Recommended via Acres on 0121 358 6222.

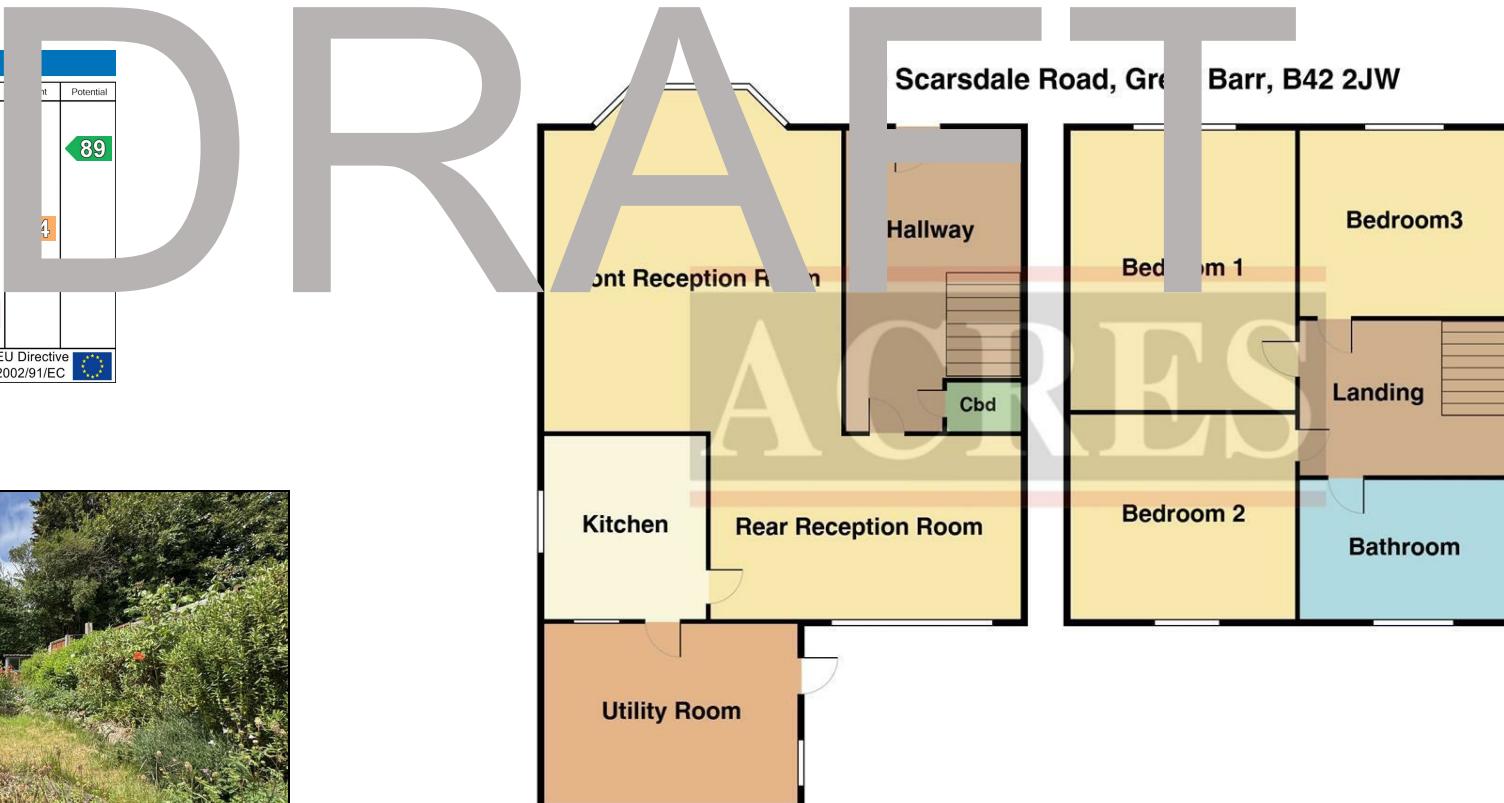
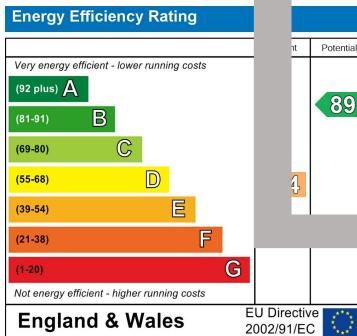
DRAH



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.