

# ACRES

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- EXTENDED MID TERRACED HOME
- THREE BEDROOMS
- SPACIOUS THROUGH LOUNGE / DINER
- EXTENDED MODERN FITTED KITCHEN
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- SPACIOUS REAR GARDEN
- PRIME LOCATION
- IDEAL FIRST TIME BUY
- NO UPWARD CHAIN



***TWICKENHAM ROAD, BIRMINGHAM, B44 0NT - OFFERS OVER £205,000***

Acres are pleased to offer this superb extended family home with excellent accommodation and is located in this popular residential area set in prime position. Being close to local schooling for all age groups, local shops and public transport links! The property briefly comprises; welcoming hallway, spacious through living / dining room leading into extended modern fitted kitchen. To the first floor are three well-presented spacious bedrooms and a modern family bathroom. To the front of the property is a driveway allowing off road parking to front and to the rear a great sized rear garden with patio area tiered lawn area and large brick built shed unit to far rear. Benefiting from gas central heating and double glazing (both where specified). Viewing is highly recommended to appreciate the accommodation, size and potential on offer! HURRY BEFORE YOU'RE TOO LATE – NO UPWARD CHAIN!

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

HALLWAY: 2'9 x 9'3: Stairs to first floor, radiator and doors into;

THROUGH LOUNGE/DINER: 12'1 max, 10'9 min x 28'9: A great size through living / dining area with fire surround and fire, radiator, double glazed window to front and door leading into;

EXTENDED FITTED KITCHEN: 5'9 X 13'4: A modern extended fitted kitchen with 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, space for fridge freezer, radiator and double glazed door to rear.

LANDING: 5'5 max, 2'7 x 10'3: Access into loft and doors into;

BEDROOM ONE: 9'4 max, 8'2 min x 13'7: A great size double bedroom with double glazed window to front and radiator.

BEDROOM TWO: 9'4 max, 4'7 (wardrobe) x 12'7: A further good size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

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

BATHROOM: 7'3 x 6'2: A modern fitted suite to include panelled bath with 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 along with brick built storage unit to far rear.

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.



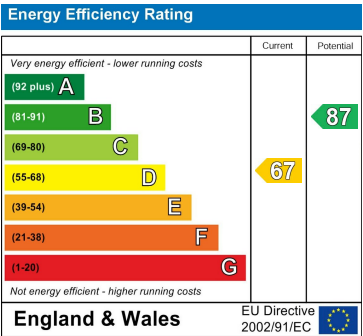




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**COUNCIL TAX :** B

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



62 Twickenham Road, Birmingham, B44 0NT



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.