

ACRES

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

- THREE STORY MID TERRACED FAMILY HOME
- FOUR SPACIOUS DOUBLE BEDROOMS
- THREE SPACIOUS RECEPTION ROOMS
- EXTENDED MODERN FITTED KITCHEN
- FITTED FAMILY BATHROOM
- LARGE REAR GARDEN
- GUEST DOWNSTAIRS W.C.
- CELLAR STORE ROOM
- NO UPWARD CHAIN
- PERFECT INVESTMENT



ST. PETERS ROAD, HANDSWORTH, B20 3RR - OFFERS OVER £250,000

Acres are honoured to offer for sale this spacious and superb four double bedroom traditional styled mid terraced property. Benefiting from double glazing and gas central heating (both where specified). The interiors include enclosed porch leading into entrance hall, large front reception room currently used as living room, separate second reception room used as further sitting room along with a third reception room used as dining room feeding into modern fitted kitchen with further access into large cellar and downstairs guest W.C.. To the first floor are three double bedrooms and a fitted family bathroom along with further staircase leading to the second floor offering a final fourth double bedroom. Outside is a fore courtyard garden and to the rear is a spacious well manicured garden with patio to fore leading to large lawn. Viewing is essential to appreciate this incredible family home. HURRY BEFORE YOU'RE TOO LATE - NO UPWARD CHAIN!

Accessed from the fore having paved courtyard area and steps up to entrance door into;

PORCH: 3'6 x 4'2: With internal door into;

HALLWAY: 5'9 max, 3'6 min x 25'9: A spacious entrance with stairs to first floor, radiator and doors into;

FRONT RECEPTION ROOM: 12'5 max, 11'4 min x 15'1 (bay): A great size living area with fire surround and fire, radiator and double glazed bay window to front.

REAR RECEPTION ROOM: 9'2 x 13'10: A further good size reception room with radiator and double glazed window to rear.

DINING ROOM: 8'4 x 12'3: A third good size reception room / dining area with radiator and double glazed window to side along with door leading into;

FITTED KITCHEN: 8'2 x 13'5: A extended fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to side, cooker with electric hob with extractor hood over, tiling to splashback, space and plumbing for washing machine, space for fridge freezer, wall mounted central heating boiler, radiator and double glazed door to rear.

GUEST W.C: 2'7 x 5'2: Fitted with close couple W.C and wash hand basin.

LANDING: 5'8 max, 2'5 min x 13'5: A light and airy landing with radiator and doors into;

BEDROOM TWO: 16'6 max, 15'6 min x 13'10: A further good size double bedroom with double glazed windows to front and radiator.

BEDROOM THREE: 10'2 max, 9'3 min x 13'1: A final spacious single bedroom, double glazed window to front and radiator.

BEDROOM FOUR: 8'4 x 10'1: A fourth and final double bedroom with double glazed window to rear and radiator.

BATHROOM: A fitted suite with panelled bath, shower over, wash hand basin, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to rear.

SECOND FLOOR LANDING: Stairs up to;

BEDROOM ONE: 16'6 max, 12'1 min x 14'4 max, 7'4 min: A great size double bedroom with double glazed sky light and radiator.

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: A.

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 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) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		
EU Directive 2002/91/EC		



St Peters Road, Birmingham, B20 3RR



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.

