



- END OF TERRACED HOME
- ONE DOUBLE BEDROOM
- SPACIOUS LIVING AREA
- MODERN FITTED KITCHEN
- MODERN SHOWER ROOM
- OFF ROAD PARKING TO FRONT
- LOW MAINTINANCE GARDEN
- QUITE CUL-DE-SAC POSITION
- HIGH SPEC THROUGH
- IDEAL FIRST TIME BUY



**PACKWOOD CLOSE, BIRMINGHAM, B20 2DJ - OFFERS IN THE REGION OF  
£ 175 000**

Acres are delighted to offer for sale this end of terraced, high spec property located near fantastic local schooling and public transport links into Birmingham City Centre. The property benefits from double glazing and gas central heating (both where specified). The interiors include hallway with doors leading into; very well presented living /dining room being open plan with a stunning modern fitted kitchen and separate utility space along with double doors to rear garden! To the first floor is a landing with doors into one double bedroom and a stunning re-fitted shower room! Outside is a driveway to front allowing off road parking and to rear is a patio area to fore and lawn area. This is a very popular location so an early viewing is highly recommended to appreciate the standard & size throughout! IDEAL FIRST TIME BUY!

Accessed via block paved driveway allowing off road parking to front and door leading into;

**HALLWAY:** 3'3 x 3'4: Cupboard space currently used as utility room and door into;

**LIVING AREA:** 10'8 x 12'4: A great size open plan living area with fire surround and fire, double doors onto rear patio area along with stairs to first floor.

**KITCHEN AREA:** 7'9 max, 4'3 min x 10'2 max, 7'5 min: A stunning modern fitted kitchen, being open plan with living area and benefiting drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated fridge, integrated oven, gas hob with extractor hood over, tiling to splashback.

**LANDING:** 2'6 x 8'6: Double glazed opaque window to front, cupboard housing Worcester combination central heating boiler and doors into;

**BEDROOM ONE:** 10'7 max, 8'8 min x 12'1: A great size double bedroom with double glazed window to rear, large fitted wardrobes with internal lighting, radiator and access into boarded loft storage area.

**SHOWER ROOM:** 4'7 x 8'6: A stunning re-fitted suite with stand alone walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to front.

**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.

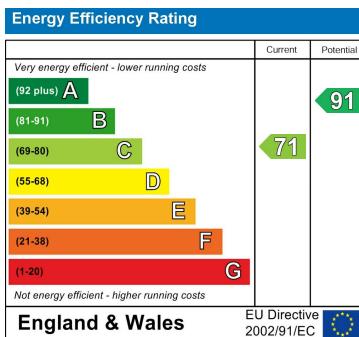


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27 Packwood Close, Birmingham, B20 2DJ



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.