

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- SPACIOUS THROUGH LOUNGE / DINER
- MODERN FITTED KITCHEN
- MODERN FAMILY BATHROOM
- REAR GARAGE / OFF ROAD PARKING
- LARGE REAR GARDEN
- POTENTIAL TO EXTEND (STPP)
- PRIME LOCATION
- IDEAL FIRST TIME BUY



***BURNHAM ROAD, BIRMINGHAM, B44 8HX - OFFERS OVER £220,000***



Acres are pleased to offer this superb 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; large porch, welcoming reception hall, spacious lounge / diner along with a modern fitted kitchen. To the first floor are three well-presented spacious bedrooms and a modern re-fitted family bathroom. To the front of the property is a fore garden and to side offers off road parking leading to single garage and to the rear a great sized rear garden with patio area tiered lawn area. 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 – IDEAL FIRST TIME BUY!**

Accessed via fore garden and steps leading into;

**PORCH:** 7'3 x 1'7: Double glazed windows and door with door into;

**HALLWAY:** 5'5 max, 2'6 min x 9'8: Stairs to first floor, cupboard space, radiator and doors into;

**THROUGH LOUNGE/DINER:** 11'2 max, 10'7 min x 24'5: A great size through living / dining area with two radiators, double glazed bay window to front and double glazed double doors to rear.

**FITTED KITCHEN:** 6'3 x 12'4: A modern fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to side, freestanding cooker with electric hob, tiling to splashback, space and plumbing for washing machine, space for tumble dryer and fridge freezer, radiator, double glazed window to side and double glazed door to rear.

**LANDING:** 3'8 x 6'8: Double glazed opaque window to side and doors into;

**BEDROOM ONE:** 9'9 max, 9'6 min x 12'5: A great size double bedroom with double glazed window to rear and radiator.

**BEDROOM TWO:** 11'2 max, 10'1 min x 9'6: A further good size double bedroom with double glazed window to front and radiator.

**BEDROOM THREE:** 6'8 x 9'6: A final spacious single bedroom with double glazed window to rear and radiator.

**BATHROOM:** 5'3 x 5'4: A modern re-fitted suite with panelled bath, shower over, 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.

**GARAGE:** Up and Over garage door to front, double glazed opaque window to side and PVC door. (please check the suitability of this garage for your own vehicle)

**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.

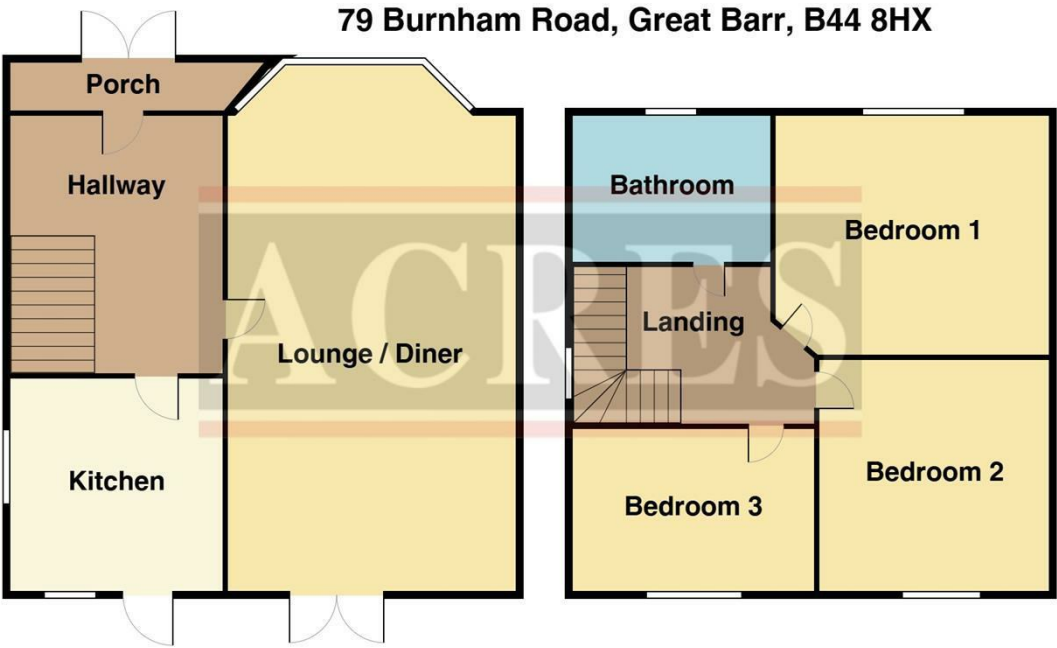
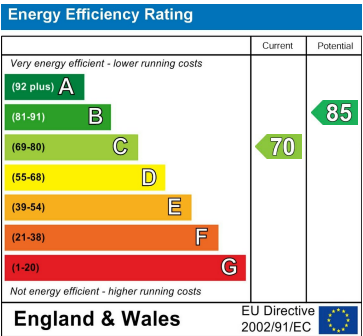




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**COUNCIL TAX :** B

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



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.