

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * SEMI DETACHED HOUSE
- * TWO DOUBLE BEDROOMS
- * THROUGH LOUNGE/DINER
- * MODERN FITTED KITCHEN
- * SEPARATE UTILITY ROOM
- * LOW MAINTENANCE REAR GARDEN
- * POTENTIAL TO EXTEND (STPP)
- * IDEAL FIRST TIME BUY/PRIME LOCATION
- * NO UPWARD CHAIN



Delhurst Road, Birmingham, B44 9US - Offers in the region of £190,000

It is a privilege to offer for sale this extended two double bedroom semi detached house ideal for a first time buy! Being located near local shops, schooling for all ages and close access to public transport. This home is spacious throughout and includes the following; A spacious hallway, generous through living / dining room along with access into modern fitted kitchen and extended separate utility room. To the first floor are two spacious double bedrooms and family bathroom. To the front of the property offers a fore garden and to rear is a patio to fore leading to large lawn. IDEAL FIRST TIME BUY & NO UPWARD CHAIN!

Accessed via pathway and fore garden with garden leading into;

HALLWAY: 5'9 max, 2'19 min x 11'4 : Stairs to first floor, cupboard space, radiator and doors into;

THROUGH LOUNGE/DINER: 11'6 max, 8'10 min x 22'6 max, 12'10 min : A great size through living/dining area with fire, two radiators and double glazed bay window to front along with further double glazed window to rear.

FITTED KITCHEN: 8'4 x 9'11 : Spacious fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, freestanding cooker, tiling to splashback, space and plumbing for washing machine, radiator and door into;

SEPARATE UTILITY: 4'9 x 12'11 : Having wall and base units, space for fridge freezer and tumble dryer and door leading to rear garden and front.

LANDING: 5'7 max, 2'9 min x 5'5 : Double glazed opaque window to side and doors into;

BEDROOM ONE: 14'9 max, 13'10 min x 10'0 : A great size double bedroom with double glazed window to front and radiator.

BEDROOM TWO: 11'9 max, 9'4 min x 11'4 : A further good size double bedroom with double glazed window to rear and radiator.

BATHROOM: 8'0 x 5'6 : Fitted suite with panelled bath, wash hand basin, close couple W.C, tiling to part walls, radiator and double glazed opaque window to rear.

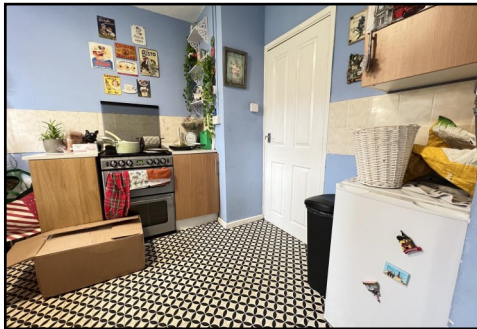
REAR GARDEN: A good size garden with paved patio area and lawn with fencing to borders.

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.

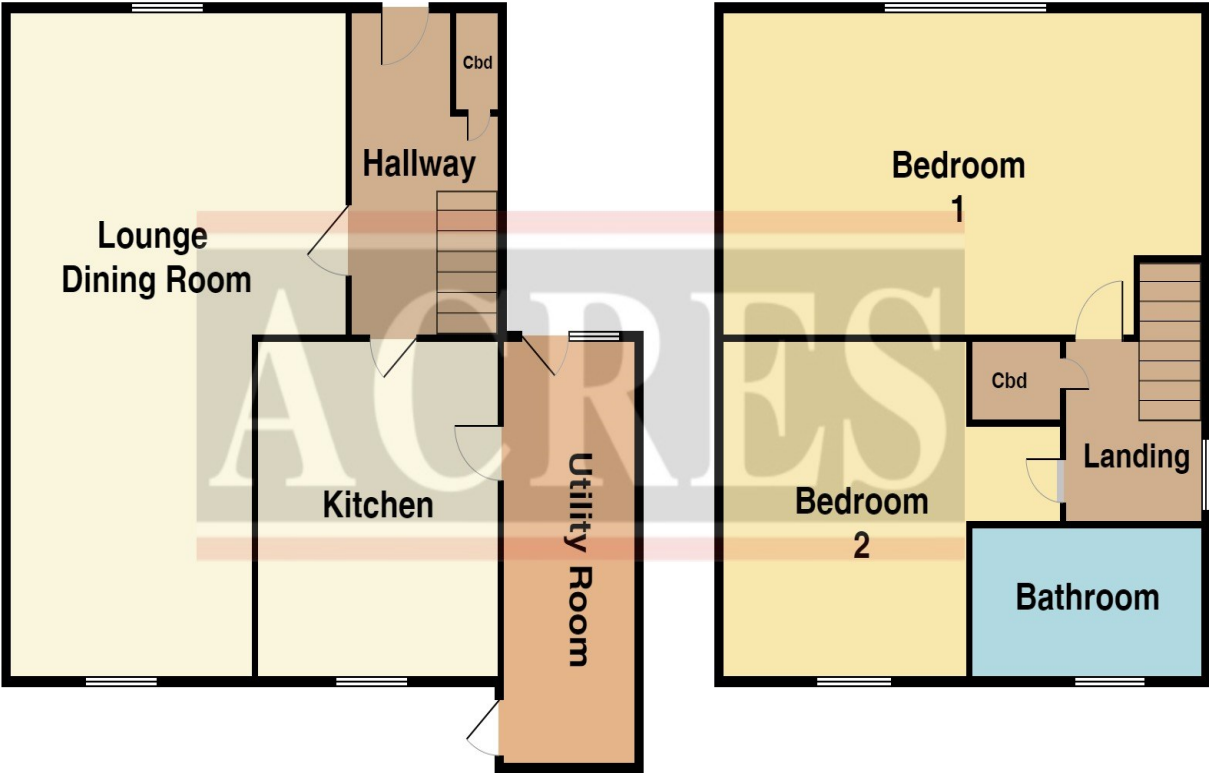
COUNCIL TAX BAND: B

VIEWING: Recommended via Acres on 0121 358 6222.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

DELHURST ROAD, BIRMINGHAM, B44 9US