

ACRES

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- * EXTENDED SEMI DETACHED HOUSE
- * FOUR DOUBLE BEDROOMS
- * MASTER BEDROOM WITH ENSUITE
- * TWO RECEPTION ROOMS
- * EXTENDED FITTED KITCHEN
- * SEPARATE UTILITY ROOM
- * DOWNSTAIRS SHOWER ROOM
- * LARGE REAR GARDEN AND OUTHOUSE
- * OFF ROAD PARKING TO FRONT
- * PRIME LOCATION



103 Warren Hill Road, Birmingham, B44 8ET- Offers in excess of £350,000

It is a pleasure to offer for sale this superb extended four bedroom traditionally styled property that has been extended and upgraded throughout. Benefiting from double glazing and gas central heating (both where specified). The interiors offer light and airy welcoming hallway, front reception room along with generous extended rear reception room leading into extended kitchen / diner with separate utility room and downstairs guest shower room. To the first floor are four excellent sized bedrooms, main with spacious en suite shower room and modern family bathroom. Outside is a brick blocked fore garden offering parking space and to the rear is a well sized garden with long lawn and patio area along with fantastic brick built outhouse to far rear to be used for ones own use with ceiling lights and power points. Viewing comes highly recommended to appreciate this fabulous family home! Hurry before you're too late!

PORCH: 5'9 x 1'7 :Double glazed windows and door with door into;

HALLWAY: 6'1 x 9'1 :Stairs to first floor, cupboard space, radiator and doors into;

RECEPTION ROOM ONE: 11'0 X 11'6: A great size living area with radiator, double glazed bay window and door into rear garden.

RECEPTION ROOM TWO: 14'7 x 20'4 max, 10'11 min : A spacious reception room with fire surround, radiator and double glazed window to front.

FITTED KITCHEN: 11'9 x 16'11 : 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 for dishwasher, radiator and door to rear.

SEPARATE UTILITY ROOM: 6'8 x 10'5 : Space and plumbing for washing machine

DOWNSTAIRS SHOWER ROOM: 3'8 x 6'3: With stand alone shower cubicle, wash hand basin and close coupled WC.

LANDING: 9'5 max, 7'0 min x ? Doors into;

BEDROOM ONE: 13'4 x 9'1 max, 7'7 min : A great size double bedroom with two double glazed bay window to front and radiator.

ENSUITE: 6'8 x 3'10 : Having walk in shower cubicle, wash hand basin set into vanity unit and close coupled WC.

BEDROOM TWO: 11'0 x 13'6 : A further good size double bedroom with double glazed bay window to front and radiator.

BEDROOM THREE: 9'1 x 13'5 : Double glazed window to rear and radiator.

BEDROOM FOUR: 7'5 x 13'3: Double glazed window to rear and radiator.

BATHROOM: :Fitted suite with panelled bath wash hand basin set into vanity unit, close couple W.C., tiling to walls and radiator.

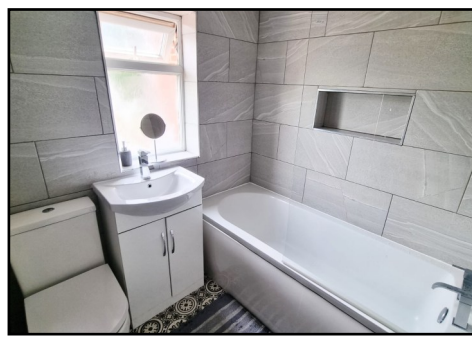
REAR GARDEN: A good size garden with paved patio area and lawn with fencing to borders.

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.

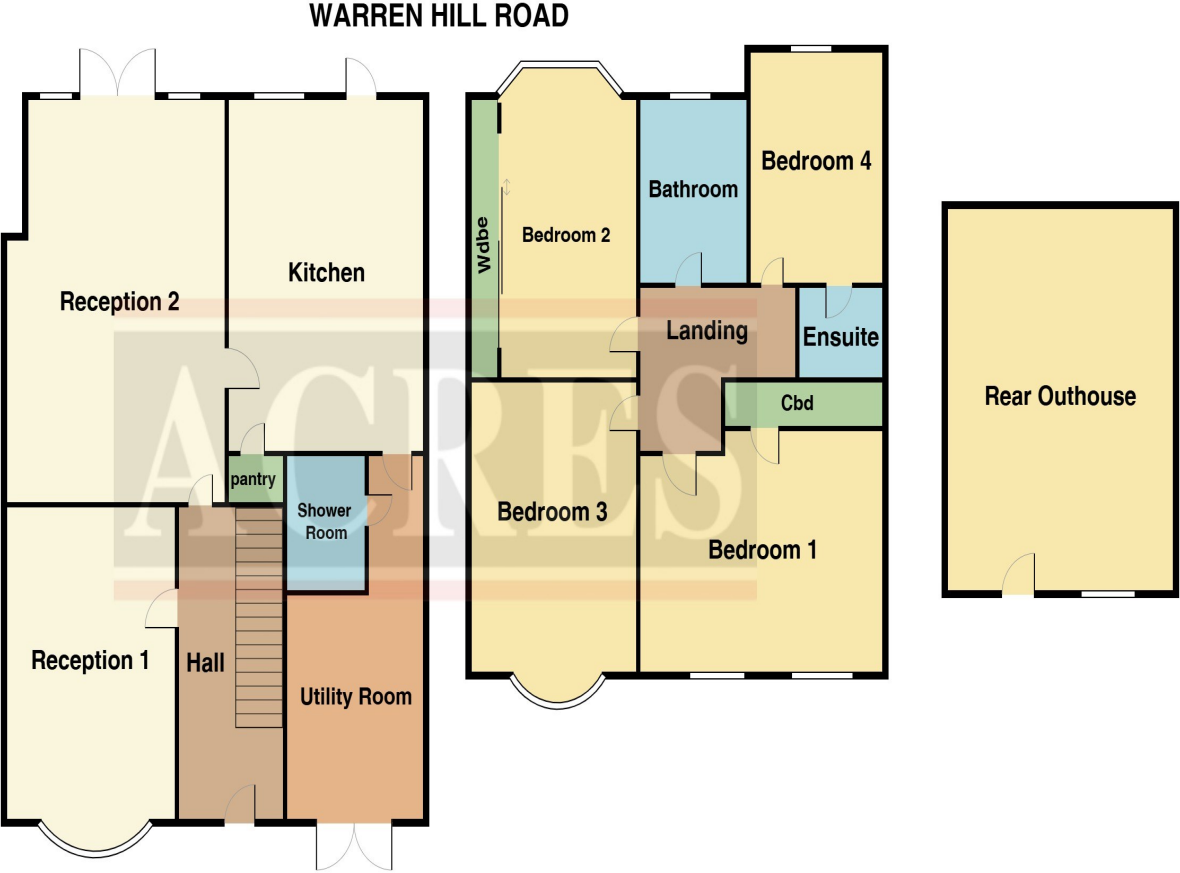
COUNCIL TAX BAND: C.

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.



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

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