

ACRES

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- SPACIOUS MID TERRACED FAMILY HOME
- THREE BEDROOMS + LOFT ROOM
- TWO SPACIOUS RECEPTION ROOMS
- OPEN PLAN KITCHEN / DINER
- MODERN FAMILY BATHROOM
- LOW MAINTIANCE REAR GARDEN
- WELL PRESENTED THROUGHOUT
- IDEAL FIRST TIME BUY



ELMHURST ROAD, BIRMINGHAM, B21 9QB - OFFERS OVER £240,000

Acres are delighted to offer for sale this high quality three bedroom + loft room mid-terraced property located towards a quite cul-de-sac with fantastic local shops and public transport links into Birmingham City Centre. Benefitting from double glazing and gas central heating (both where specified). The interiors include hallway leading into light and airy front reception room and second rear reception room with door leading into modern open plan fitted kitchen / diner. To the first floor is a landing with further stair case to loft room and doors into three spacious double bedrooms and modern family bathroom with white suite. Outside is a fore garden and to the rear is a low maintenance garden with block paving throughout! This is a very popular road so an early viewing is highly recommended to appreciate the high standard throughout! IDEAL FIRST TIME BUY!

Accessed via fore courtyard with door leading into;

HALLWAY: 2'8 x 12'6: Stairs to first floor, radiator and doors into;

FRONT RECEPTION ROOM: 10'6 max, 9'5 min x 14'4 (bay): A great size living area with fire surround and fire, radiator, double glazed bay window to front.

REAR RECEPTION ROOM: 10'5 max, 9'5 min x 11'8: Another great living space with fire surround and fire, double glazed window to rear and radiator.

OPEN PLAN KITCHEN/DINER: 9'2 x 17'6: A open plan modern fitted kitchen / diner with drawer base and eye level units, work surfaces, sink and drainer, integrated oven, gas hob with extractor hood over, tiling to splashback, space and plumbing for washing machine, space for fridge freezer radiator and double glazed window and door to rear.

LANDING: 2'5 x 19'3: Stairs to loft and doors into;

BEDROOM ONE: 13'7 max, 11'6 (wardrobe) x 11'9: A great size double bedroom with built in wardrobe system, double glazed window to front and radiator.

BEDROOM TWO: 9'3 max, 4'9 (wardrobe) x 11'4: A further good size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM THREE: 8'5 max, 6'8 min x 11'8: A third and final double bedroom with double glazed window to rear and radiator.

BATHROOM: 6'2 max, 3'1 min x 5'9: Fitted suite with panelled bath, shower over, wash hand basin set, close couple W.C., tiling to walls, radiator and double glazed opaque window to side.

REAR GARDEN: A good size low maintenance garden with paved patio area throughout and 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.

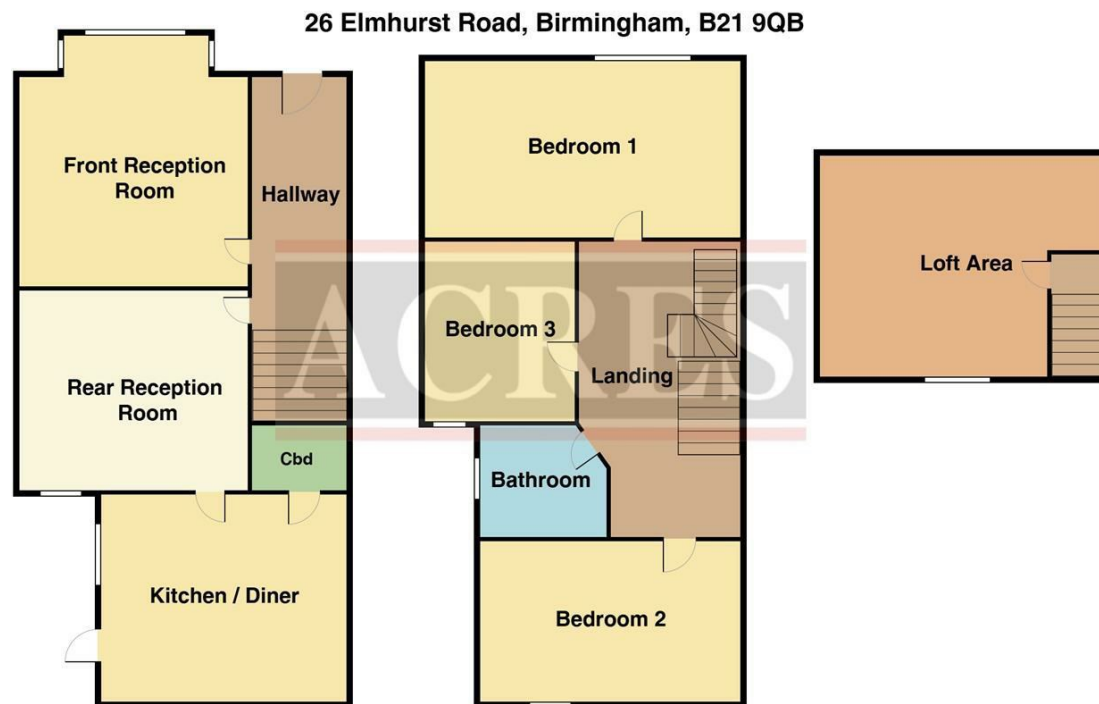


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E		
(21-38) F	37	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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.