



- EXTENDED SEMI DETACHED HOME
- THREE BEDROOMS
- SPACIOUS THROUGH LOUNGE / DINER
- EXTENDED FITTED KITCHEN
- SPACIOUS FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- LARGE REAR GARDEN
- PRIME LOCATION
- IDEAL FIRST TIME BUY
- POTENTIAL TO EXTEND FURTHER (STPP)



**FODEN ROAD, GREAT BARR, B42 2EJ - OFFERS OVER £235,000**

Acres are pleased to offer for sale this extended delightful family home that stands in a popular sought after area. Having close proximity to schooling for all ages as well as local shops, public transport links and access to the motorway network. The property briefly comprises; large enclosed porch leading into hallway, spacious through lounge/dining room and extended fitted kitchen. To the first floor is landing with access to loft and doors into three spacious bedrooms and fitted family bathroom. To the rear of the property is a generous rear garden, providing plenty of room on the patio and a generous lawn area leading to rear car parking. Having double glazing and gas central heating (both where specified) early viewing is highly recommended to appreciate this family home. IDEAL FIRST TIME BUY – HURRY BEFORE YOU'RE TOO LATE!

Accessed via driveway allowing off road parking to front and steps leading into;

**PORCH:** 8'9 x 1'7: Double glazed windows and door with door into;

**HALLWAY:** 5'4 max, 2'6 min x 14'2: Stairs to first floor, cupboard space, radiator and doors into;

**THROUGH LOUNGE/DINER:** 10'7 max, 9'9 min x 23'4 (bay): A great size through living / dining area with fire surround and fire, radiator, double glazed bay window to front and double doors to rear.

**EXTENDED FITTED KITCHEN:** 8'1 max, 5'9 min x 23'4: A spacious extended fitted kitchen 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, double glazed window to side and rear, double glazed door to rear and radiator.

**LANDING:** 6'9 max, 2'7 min x 6'3: Double glazed opaque window to side and doors into;

**BEDROOM ONE:** 9'9 max 8'8 min x 12'6 bay 10'2 min: A great size double bedroom with double glazed bay window to front and radiator.

**BEDROOM TWO:** 9'2 max, 8'1 min x 10'2: A further good size double bedroom with double glazed window to rear and radiator.

**BEDROOM THREE:** 6'1 x 6'9: A spacious final bedroom with double glazed window to front and radiator.

**BATHROOM:** Fitted suite with panelled bath, shower over, wash hand basin, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to rear.

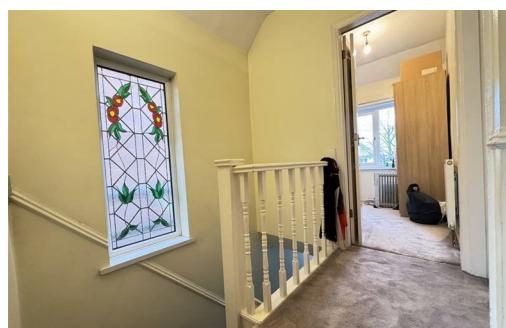
**REAR GARDEN:** A good size garden with paved patio area and lawn with fencing to borders.

**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:** C.

**VIEWING:** Recommended via Acres on 0121 358 6222.



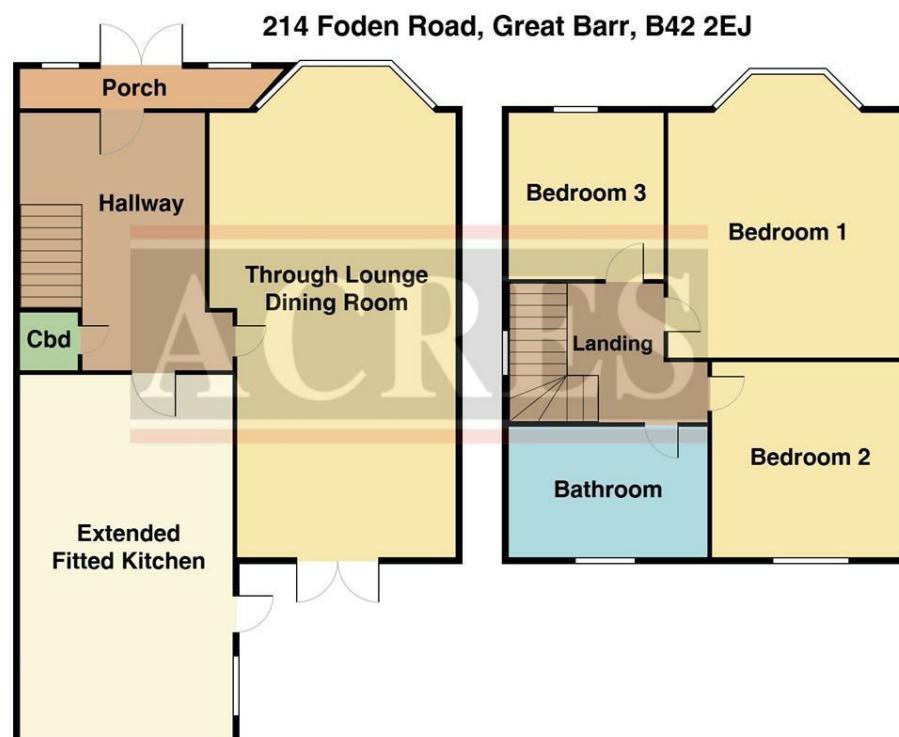
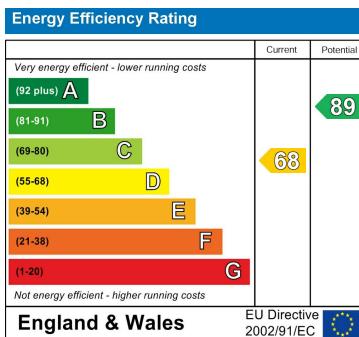
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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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.