ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
0121 358 6222 greatbarr@acres.co.uk @ www.acres.co.uk

- THREE BEDROOM SEMI DETACHED HOME
- SPACIOUS THROUGH LOUNGE INTO CONSERVATORY
- MODERN FITTED KITCHEN
- DOWNSTAIRS WC
- GENEROUS GARAGE TO FORE
- PRIVATE / STUNNING LANDSCAPED REAR GARDEN
- CHARACTERFUL AND SPACIOUS
- CLOSE TO LOCAL AMENITIES,SCHOOL AND TRANSPORT LINKS
- IDEAL FIRST TIME BUY
- CHAIN FREE

OLD OSCOTT HILL, BIRMINGHAM, B44 9SR - OFFERS AROUND £285,000

Nestled in the desirable area on Old Oscott Hill, Birmingham, this delightful semi-detached house presents an excellent opportunity for families seeking a spacious and character-filled home. Boasting three well-proportioned bedrooms, this property is designed to accommodate the needs of modern family living. As you step inside, you will be greeted by a light and airy reception room that exudes warmth and comfort, making it the perfect space for relaxation or entertaining guests. The well-presented interiors enhance the overall appeal, ensuring that you can move in with ease and start enjoying your new home right away. The property features two bathrooms, providing ample facilities for family members and guests alike, which is a significant advantage in a busy household. The layout of the house is both practical and inviting, allowing for a seamless flow between rooms. Situated in a sought-after location, this home is ideal for families looking for a friendly community atmosphere. The surrounding area offers a range of amenities, schools, and parks, making it a perfect setting for children to grow and thrive. In summary, this spacious three-bedroom semi-detached house on Old Oscott Hill is a wonderful blend of character and modern living, set in a desirable location that is sure to appeal to families.
NO ONWARD CHAIN!!! HURRY BEFORE YOU'RE TOO LATE!

Accessed from the fore via brick block driveway offering off road parking leading to garage front and double glazed entrance door, into;

PORCH: Double glazed windows and internal door into;

HALLWAY: 22’2 x 6’8 max, 6’5 min: A light and airy entrance with stairs to first floor, wood effect flooring, radiator and doors into;

LIVING ROOM: 25’6 x 9’9 max, 8’4 min: A great size living space with fire surround and fire, radiators, double glazed bay window to front and double glazed double doors into;

CONSERVATORY: 10’7 x 11’4: A great additional living space with wood effect flooring, double glazed windows and double glazed double doors to rear.

FITTED KITCHEN: 10’0 x 14’6: Fitted kitchen with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, with freestanding gas cooker with extractor hood over, tiling to splashback, wood effect flooring, dining area with radiator and door into;

UTILITY SPACE/GUEST W.C: 8’0 x 8’2: Fitted with close couple W.C, wash hand basin, space and pluming for washing machine, space for tumble dryer and space and plumbing for shower.

LANDING: 8’4 x 6’4: Doors into;

BEDROOM ONE: 11’3 x 10’2: A great size double bedroom with double glazed window to rear and radiator.

BEDROOM TWO: 13’2 x 10’2: A further good size double bedroom with double glazed window to front and radiator.

BEDROOM THREE: 6’8 x 6’5: A final bedroom with double glazed window to front and radiator.

BATHROOM: 6’7 x 6’4: A fitted suite with corner panelled bath, shower over, wash hand basin set into vanity unit, close couple W.C, tiling to walls, wood effect floor, chrome ladder style radiator and double glazed opaque window to rear.

REAR GARDEN: A good size, beautifully maintained garden with paved patio area and lawn with mature plants, shrubs and trees along with fencing to borders.

GARAGE: 18’8 x 8’7: Having up and over door, light and power. (Please check the suitability of this garage for your own vehicle)

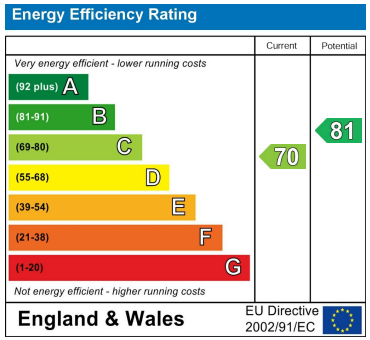
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

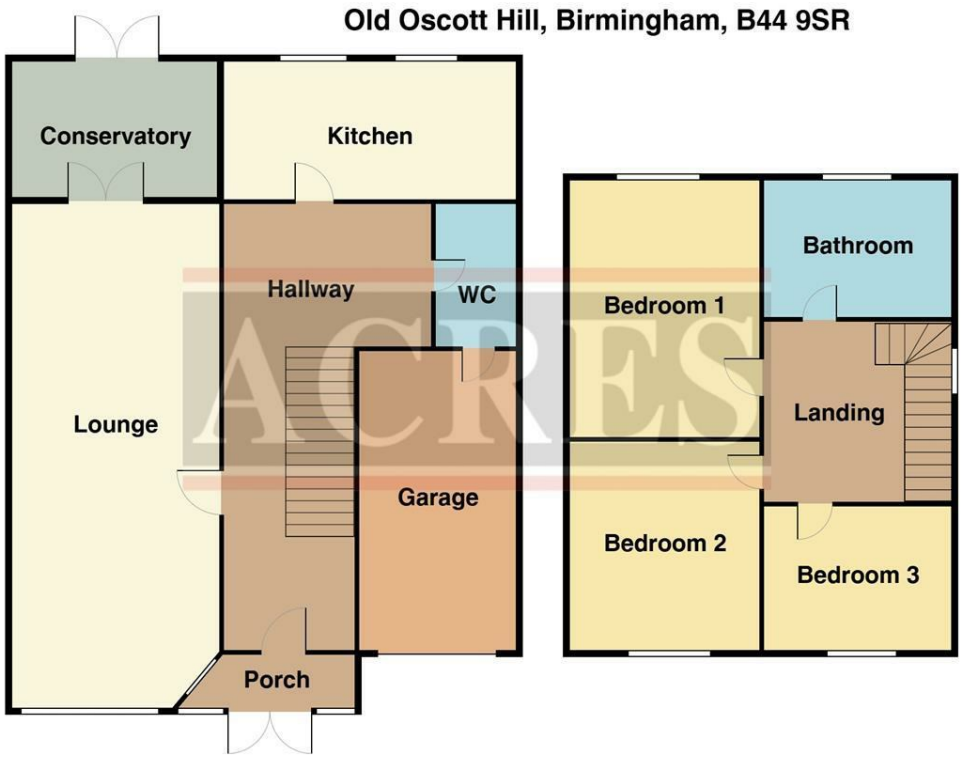
The Property Ombudsman

TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : C COUNCIL : Birmingham

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.