# ACRES

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- SEMI DETACHED FAMILY HOME
- TWO DOUBLE BEDROOMS
- SPACIOUS THROUGH LOUNGE / DINER
- MODERN FITTED KITCHEN
- MODERN FAMILY BATHROOM
- SIDE PASSAGEWAY
- DOUBLE DRIVEWAY TO FRONT
- LARGE REAR GARDEN
- IDEAL FIRST TIME BUY
- NO UPWARD CHAIN





## *ATLANTIC ROAD, BIRMINGHAM, B44 8LJ - OFFERS OVER £190,000*

A fantastic opportunity to acquire this spacious and well-presented two-bedroom semi-detached family home, ideally situated within close proximity to Birmingham City Centre, offering excellent access to local shops, fantastic public transport links and well-regarded schooling nearby. The property benefits from a generous double driveway providing ample off-road parking, with access leading into an enclosed porch and a welcoming, light and airy hallway. The ground floor offers a spacious open-plan through living and dining room, providing an ideal setting for both relaxing and entertaining, along with a modern fitted kitchen and convenient side passageway. To the first floor is a landing leading into two generously sized double bedrooms and a well-presented fitted family bathroom. Externally, the property boasts a spacious and low-maintenance rear garden, featuring a patio area ideal for outdoor seating and entertaining, leading onto a large lawn offering plenty of space for families to enjoy. This fantastic home offers comfortable and versatile living accommodation throughout, making it an ideal purchase for first-time buyers, investors or those looking to step onto the property ladder. Further benefiting from no upward chain, the property presents an excellent opportunity and early viewing is highly recommended. HURRY BEFORE YOU'RE TOO LATE - IDEAL FIRST TIME BUY - NO UPWARD CHAIN!

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

PORCH:6'3 x 2'11: Having double glazed windows and internal door into;

HALLWAY: 2'9 x 7'2: A light and airy entrance with stairs to first floor and doors into;

LOUNGE/DINER: 9'3max 8'1min x 19'2: A great size open plan living / dining space with radiator and double glazed window to front.

FITTED KITCHEN: 5'9 x 10'6max: A modern fitted kitchen with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven with extractor hood over, gas hob, tiling to splashback, tiling to floor, space and plumbing for washing machine, radiator and door into;

SIDE PASSAGEWAY: 2'8 x 16'9: Having door access to front and rear

LANDING: 2'9 x 2'6: Double glazed opaque window to side and doors into;

BEDROOM ONE: 12'2max x 11'3max 8'0min: A great size double bedroom with built in wardrobe system, double glazed bay window to front and radiator.

BEDROOM TWO: 9'4 x 8'5: A further good size double bedroom with, double glazed window to rear and radiator.

BATHROOM: 5'9 x 5'9: A 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 rear.

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





















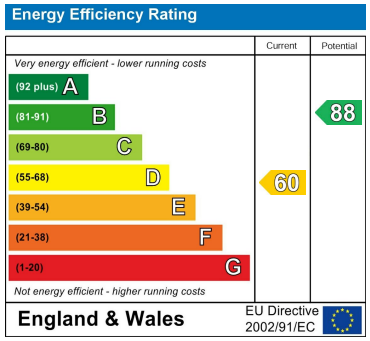
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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 : B 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.