

# ACRES

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- EXTENDED SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- TWO SPACIOUS RECEPTION ROOMS
- EXTENDED FITTED KITCHEN
- SEPARATE UTILITY ROOM
- DOWNSTAIRS GUEST W.C.
- FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT & REAR GARAGE
- PRIME LOCATION
- NO UPWARD CHAIN



**ELMBRIDGE ROAD, BIRMINGHAM, B44 8AE - OFFERS IN THE REGION OF £265,000**

This superb extended family home offers excellent accommodation and is located in this popular residential area also offering no upward chain! Being close to local schooling for all age groups, the property briefly comprises; enclosed porch leading into spacious reception hall, large through living room opening into second reception room and further open plan access into extended fitted kitchen with utility and downstairs guest W.C. To the first floor are two spacious double bedrooms along with a single bedroom and family bathroom. To the rear is a good sized rear garden with patio to fore leading to lawn and communal access to rear offering access to single garage as well as off road parking to front. Benefiting from gas central heating and double glazing (both where specified). Viewing is highly recommended to appreciate the accommodation on offer! NO UPWARD CHAIN!

Accessed via driveway allowing off road parking to front along with door leading into;

HALLWAY: 5'9 max, 3'3 min x 14'6: A light and airy hallway with stairs to first floor, radiator, double glazed window and doors into;

FRONT RECEPTION ROOM: 10'8 max, 9'6 min x 15'3 (bay) 11'2 min: A great size living area with fire surround and fire, radiator, double glazed bay window to front, leading through to;

EXTENDED REAR RECEPTION ROOM: 10'8 max, 9'4 min x 19'2: Another great sized extended living area with radiator and double glazed windows to rear along with swinging round open plan into;

FITTED KITCHEN: 9'3 x 7'5: A modern fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer, cooker with gas hob with extractor hood over, tiling to splashback, tiling to floor and radiator along with open plan with;

EXTENDED UTILITY AREA: 9'3 x 6'4: Space and plumbing for washing machine and tumble dryer and double glazed door to rear.

GUEST W.C: 2'2 x 3'5: Close couple W.C., wash hand basin and double glazed window to side.

LANDING: 7'3 max, 2'8 min x 5'7: Access into loft area, double glazed opaque window to side and doors into;

BEDROOM ONE: 10'9 max, 9'9 min x 14'0 (bay) 11'2 min: A great size double bedroom with double glazed window to rear and radiator.

BEDROOM TWO: 10'2 max, 9'10 min x 15'2 (bay) 11'9 min: A further good size double bedroom with double glazed bay window to front and radiator.

BEDROOM THREE: 5'9 x 8'1: A final spacious single bedroom with double glazed window to rear and radiator.

BATHROOM: 6'9 x 8'9: A spacious modern fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, close couple W.C., tiling to walls, chrome ladder style radiator and double glazed opaque window to front.

REAR GARDEN: A good size low maintenance garden with paved patio area and planted flower beds with fencing to borders, along with access into single garage to far rear accessed via communal rear access.

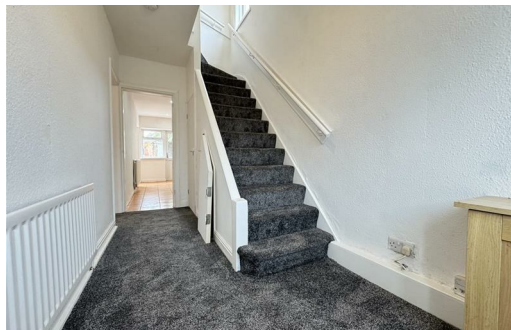
TENURE: We have been informed by the vendors that property is Freehold. (Please note that details of the tenure should be confirmed by any prospective purchaser's solicitor).

FIXTURES & FITTINGS: As per sales particulars.

COUNCIL TAX BAND: C

VIEWING: Recommended via Acres on 0121 358 6222.



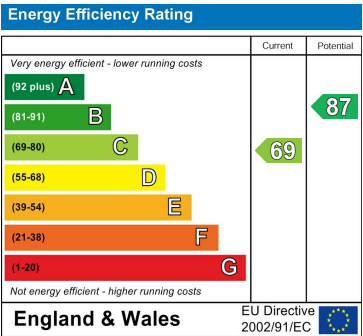




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**COUNCIL TAX :** C

**VIEWING:** Highly recommended via Acres on 0121 358 6222



156 Elmbridge Road, Birmingham, B44 8AE



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.