

ACRES

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- SEMI DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- OPEN PLAN LOUNGE / DINER
- CONSERVATORY
- FITTED KITCHEN
- FAMILY BATHROOM
- LARGE CAR PORT & SINGLE GARAGE
- OFF ROAD PARKING TO FRONT
- LOW MAINTINANCE REAR GARDEN
- NO UPWARD CHAIN



ABBOTSFORD AVENUE, GREAT BARR, B43 6HD - OFFERS AROUND £275,000

Set on an immaculate and sought after road just a few minutes' walk away from local shops and transport links at the Scott Arms along with being a stone throw away from red house park is this two bedroomed semi-detached bungalow. Being double glazed and gas central heated (both where specified). The property includes: large enclosed entrance hallway, two double bedrooms both with built in wardrobes, open plan through lounge / diner with door into large conservatory and a fitted kitchen along with modern bathroom. To the rear of the property is a large car port to side leading to single garage and low maintenance rear garden benefitting block paving throughout with planted beds! To the front of the property is driveway offering parking & giving access to car port front and single garage! Viewing is essential to appreciate both size and location! NO UPWARD CHAIN – HURRY BEFORE YOU'RE TOO LATE!

Accessed via driveway allowing off road parking for multiple cars along with double doors leading into carport and double glazed PVC door leading into;

HALLWAY: 3'5 x 13'1: A light and airy hallway with radiator, access into loft and doors into;

THROUGH LOUNGE/DINER: 14'3 x 11'2: A great size living / dining area with radiator and double doors into;

CONSERVATORY: 15'3 x 7'7: A great additional space with double glazed windows surrounding and double glazed door to side.

FITTED KITCHEN: 8'8 x 9'5: Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, space for freestanding cooker with extractor hood over, tiling to splashback, space and plumbing for washing machine, space for fridge and radiator.

BEDROOM ONE: 9'8 max, 7'8 (wardrobe) x 11'7 max, 9'5 (wardrobe): A great size double bedroom with built in wardrobe system double glazed window to front and radiator.

BEDROOM TWO: 9'4 x 11'1: A further good size double bedroom with double glazed window to front, built in wardrobe space and radiator.

BATHROOM: 6'4 x 5'3: Fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, 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 along with steps to further paved patio area and fencing to borders.

GARAGE: 8'2 x 15'2: A single garage accessed via car port with ceiling light and power points along with store room behind.

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.

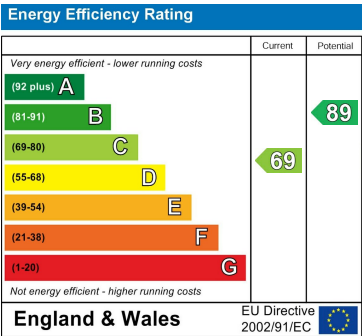
VIEWING: Recommended via Acres on 0121 358 6222.



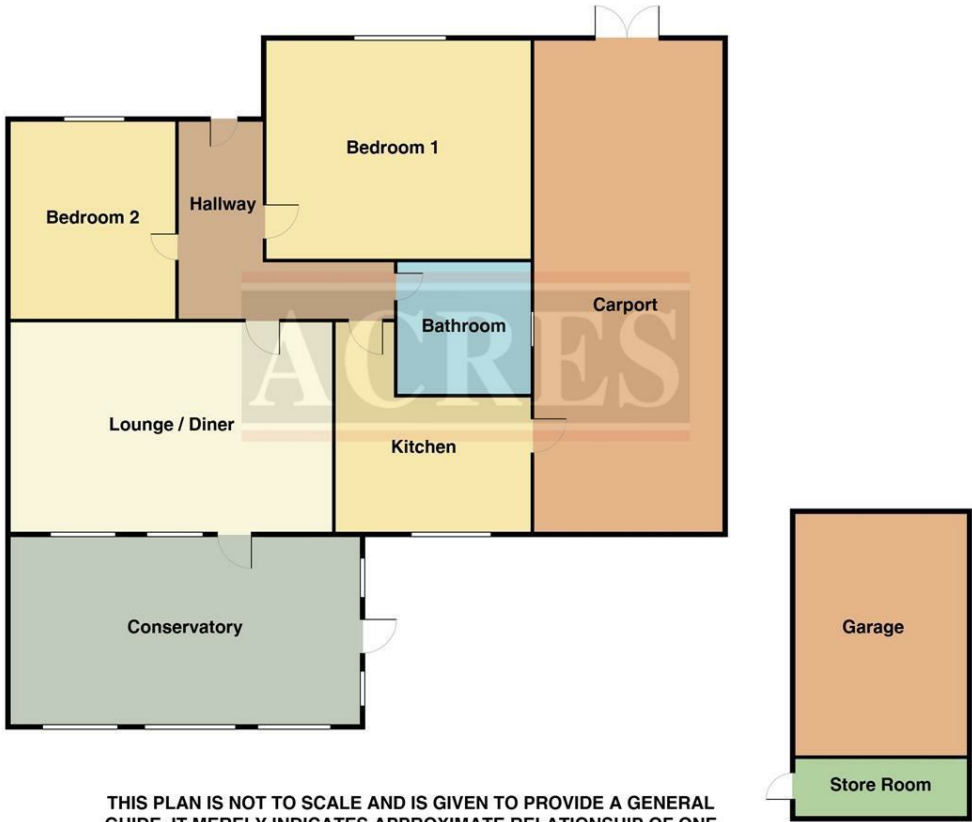
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COUNCIL TAX : C

VIEWING: Highly recommended via Acres on 0121 358 6222



55 Abbotsford Avenue, Great Barr, B43 6HB



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.