

ACRES

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



- EXTENDED SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- SPACIOUS LIVING ROOM
- OPEN PLAN KITCHEN / DINER
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING & GARAGE
- LOW MAINTIANCE REAR GARDEN
- POTENTIAL TO EXTEND (STPP)
- PRIME LOCATION
- NO UPWARD CHAIN



COLLEGE FARM DRIVE, BIRMINGHAM, B23 5YE - OFFERS OVER £250,000

It is a pleasure to offer for sale this fantastic semi detached property with HUGE potential for extension to side and rear (STPP)! Benefiting from double glazing and gas central heating (both where specified). The interiors offer; enclosed porch leading into welcoming hallway, generous living room leading into open plan fitted kitchen / diner leading into utility space. To the first floor are three excellent bedrooms and a family bathroom. Outside is a fore lawned garden along with rear driveway allowing off road parking and access to single garage front. To the rear is a well sized low maintenance garden with patio to fore and lawn area leading to single garage! Viewing comes highly recommended to appreciate size, location and potential of this fantastic home! NO UPWARD CHAIN – IDEAL FIRST TIME BUY OR INVESTMENT!

Accessed via driveway to rear allowing off road parking along with access to single garage front and door into;

PORCH: 5'6 x 3'1: Double glazed windows and door with door into;

HALLWAY: 5'4 max, 2'7 min x 4'8: Stairs to first floor, radiator and door into;

LIVING ROOM: 11'5 max, 9'4 min x 13'8: A great size living area with radiator, double glazed window to front and double doors into;

OPEN PLAN KITCHEN/DINER: 14'8 max, 13'8 min x 13'5 max, 8'7 min: A spacious open plan fitted kitchen / diner with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, gas hob with extractor hood over, tiling to splashback, space and plumbing for washing machine and dishwasher, space for fridge freezer and tumble dryer, radiator and double glazed door to rear.

LANDING: 6'9 max, 3'4 min x 8'8: Double glazed window to side and doors into;

BEDROOM ONE: 8'11 x 13'3: A great size double bedroom with double glazed window to front and radiator.

BEDROOM TWO: 7'7 x 10'2: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 6'5 max, 3'4 min x 8'6 max, 6'4 min: A final spacious bedroom with double glazed window to front, storage cupboard and radiator.

BATHROOM: 6'8 x 5'7: 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 rear.

REAR GARDEN: A good size garden with paved patio area and lawn with fencing to borders along with door into;

GARAGE: Up and over garage door, ceiling light and power points. Along with door to side and double glazed opaque window to side. (please check the suitability of this garage for your own vehicle)

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.

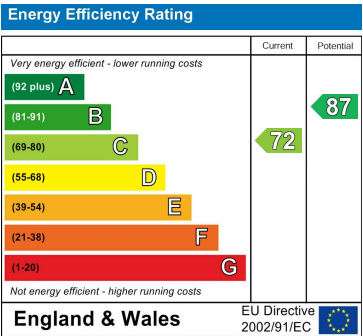
VIEWING: Recommended via Acres on 0121 358 6222.



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 : C

VIEWING: Highly recommended via Acres on 0121 358 6222



33 College Farm Drive, Birmingham, B23 5YE



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.

