

ACRES

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- EXTENDED SEMI DETACHED HOUSE
- THREE BEDROOMS
- SPACIOUS THROUGH LOUNGE / DINER
- EXTENDED FITTED KITCHEN
- EXTENDED SEPARATE UTILITY ROOM
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- LARGE REAR GARDEN
- IDEAL FIRST TIME BUY
- NO UPWARD CHAIN



DUXFORD ROAD, GREAT BARR, B42 2JD - OFFERS AROUND £250,000

Acres are delighted to offer for sale this superb family home that offers excellent accommodation and is located in this popular residential area. Being close to local schooling for all age groups, the property briefly comprises; enclosed porch leading into spacious reception hall, open plan through living room / diner, extended kitchen with integrated appliances, separate extended utility room and side passageway. To the first floor are three good sized bedrooms and a modern shower room. To the rear is a great sized rear garden with patio areas and to the far rear is communal access. Benefiting from gas central heating and double glazing (both where specified). Viewing is highly recommended to appreciate the accommodation & size on offer. **IDEAL FIRST TIME BUY – NO UPWARD CHAIN!**

PORCH: 5'11 x 2'2 : Double glazed windows and door with door into;

HALLWAY: 11'6 x 5'5 : Stairs to first floor, cupboard space, radiator and doors into;

THROUGH LIVING ROOM: 26'0 x 9'10 max, 8'8 min : A great size through living / dining area with fire surround and fire, radiator, double glazed bay window to front and double doors onto rear patio;

FITTED KITCHEN: 15'10 x 5'5 : A extended modern fitted kitchen 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, space and plumbing for dishwasher, radiator along with door into;

SEPARATE UTILITY ROOM: 10'2 x 7'5 : Having base units with worktops over, sink and drainer, space and plumbing for washing machine and tumble dryer and door into side passageway.

LANDING: 6'4 x 5'6 : Double glazed opaque window to side and doors into;

BEDROOM ONE: 12'9 (into Bay) x 9'10 max, 8'7 min : A great size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 13'4 x 9'9 max, 8'7 min : A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 6'9 x 5'6 : A final spacious bedroom, double glazed window to front and radiator.

SHOWER ROOM: 7'4 x 5'6 : A modern family suite fitted with walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C., radiator and double glazed opaque window to rear.

REAR GARDEN: A fantastic sized rear garden with paved patio area and lawn with fencing to borders along with 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.

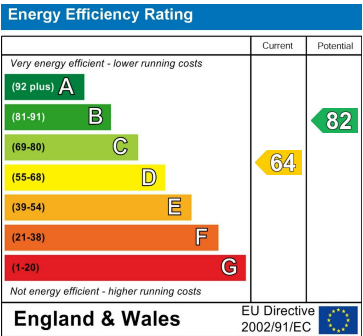
VIEWING: Recommended via Acres on 0121 358 6222.



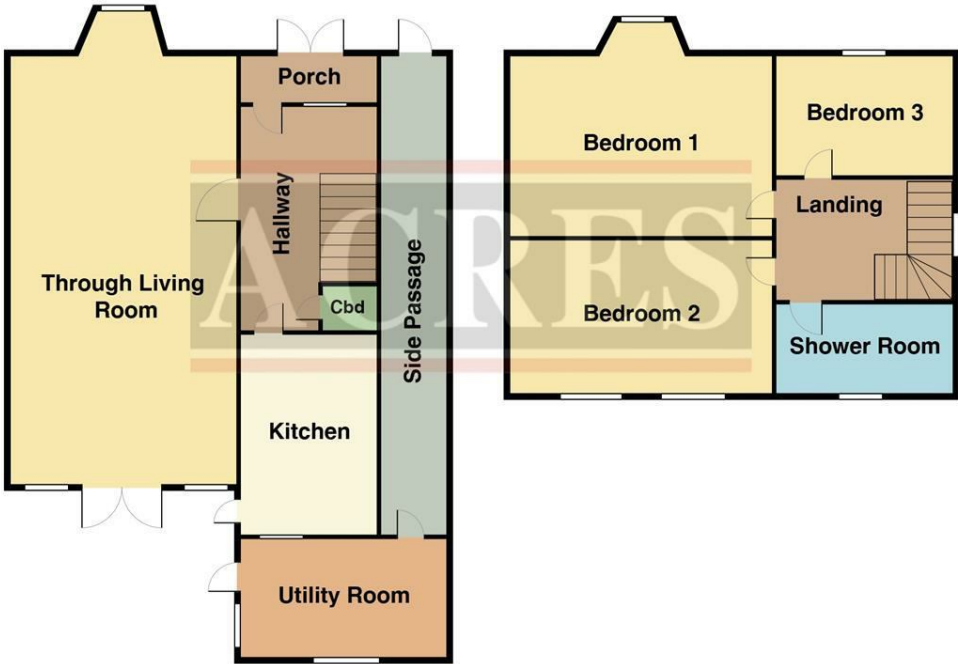
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COUNCIL TAX : C

VIEWING: Highly recommended via Acres on 0121 358 6222



103 Duxford Road, Great Barr, B42 2JD



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.