ACRES

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- EXTENDED SEMI DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- THREE SPACIOUS RECEPTION ROOMS
- EXTENDED OPEN PLAN KITCHEN / DINER
- DOWNSTAIRS GUEST W.C.
- LARGE FAMILY BATHROOM
- LOFT STORE AREA
- LOW MAINTINANCE REAR GARDEN & OUTHOUSE
- LARGE DRIVEWAY TO FRONT
- NO UPWARD CHAIN

CLIVEDEN AVENUE, BIRMINGHAM, B42 1SL - OFFERS AROUND £350,000

This extended three-bedroom semi-detached family home sits in the heart of Perry Barr, Birmingham, close to excellent schools, transport links, local shops and the nearby One Stop Shopping Centre. The property features a generous front driveway providing off-road parking for multiple vehicles, leading into a large enclosed porch and a bright, open hallway flowing directly into the front reception room. To the rear, the home offers a further extended reception room, giving flexible space for a family room, along with a third reception room with potential use for study or playroom. The extended open-plan kitchen diner provides a spacious and modern hub for family living. The first floor includes a spacious landing with stairs rising to a useful loft area, two well-sized double bedrooms, a generous single bedroom, and a large modern family bathroom. Outside, the low-maintenance rear garden includes communal rear access and a brick-built outhouse for storage or utility use. The property is offered with no upward chain. HURRY BEFORE YOU'RE TOO LATE!

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

PORCH: 5'1 max, 3'3 min x 8'4: Double glazed windows and internal door into;

HALLWAY: 5'6 max, 2'5 min x 12'1: Stairs to first floor, leading into and open plan access into;

FRONT RECEPTION ROOM:9'8 x 18'4 (bay): A great size living area with radiator and double glazed bay window to front.

REAR RECEPTION ROOM: 9'8 x 14'7: A further good size living / dining area with radiator and double glazed sliding patio doors to rear.

EXTENDED FITTED KITCHEN/DINER: 13'5 max, 12'5 min x 14'7: A extended spacious fitted kitchen / diner with a range of 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 for fridge freezer, radiator and double glazed door to rear along with door leading into;

GUEST W.C: 2'4 x 6'6: Fitted with close couple W.C.

STUDY/PLAYROOM: 7'2 max, 6'2 min x 17'10: A great additional space for ones own use having radiator and double glazed window to front.

LANDING: 6'6 max, 2'2 min x 9'2: Double glazed opaque window to side, staircase to loft area and doors into;

BEDROOM ONE: 9'8 max, 8'1 (wardrobe) x 15'2 (bay): A great size double bedroom with built in wardrobe system, double glazed window to front and radiator.

BEDROOM TWO: 9'8 max, 8'7 min x 12'6: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 11'6 max, 8'3 (wardrobe) x 7'7: A final double bedroom with two double glazed window to front and radiator.

BATHROOM: 8'6 x 8'7: A modern fitted suite with panelled bath, shower over, walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to side and rear.

LOFT AREA: 12'1 x 16'4: A great additional space for storage or ones own use with skylight to rear.

REAR GARDEN: A good size low maintained garden with paved patio area, fencing to borders with brick built outhouse to rear 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: D.

VIEWING: Recommended via Acres on 0121 358 6222.

FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

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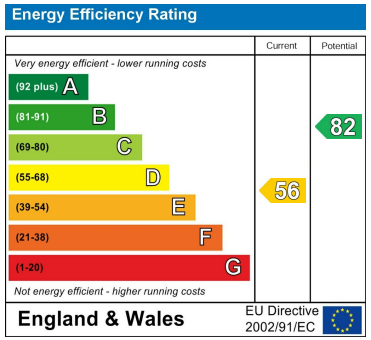
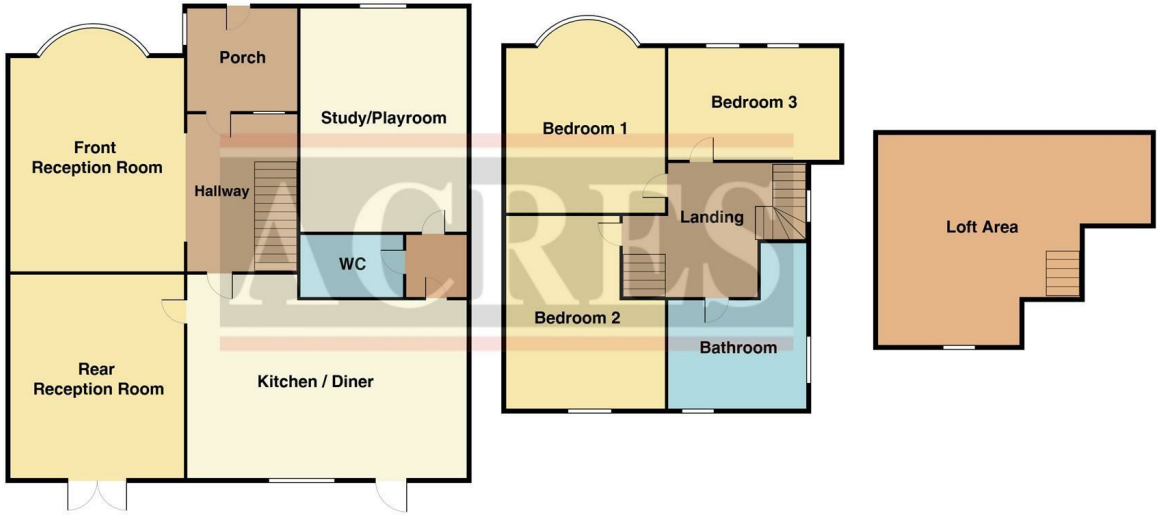
COUNCIL TAX BAND : D COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 358 6222



78 Cliveden Avenue, Birmingham, B42 1SL



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.