



- MID TERRACED FAMILY HOME
- THREE BEDROOMS
- SPACIOUS LIVING / DINING ROOM
- MODERN FITTED KITCHEN
- FITTED FAMILY SHOWER ROOM
- OFF ROAD PARKING TO FRONT
- SPACIOUS CONSERVATORY
- IDEAL FIRST TIME BUY
- POTENTIAL TO EXTEND (STPP)
- NO UPWARD CHAIN



**BRUSHFIELD ROAD, GREAT BARR, B42 2QJ - OFFERS AROUND £225,000**

This well-presented three-bedroom mid-terrace property is ideally located on the popular Beaches Estate in the heart of Great Barr, close to excellent local schooling, public transport links, and a range of nearby shops and amenities. To the front, the property benefits from a double driveway providing ample off-road parking and a welcoming porch leading into the hallway area. The ground floor features a spacious through living / dining room leading into spacious conservatory perfect for family living and entertaining and a modern fitted kitchen. Upstairs, the property comprises three generous bedrooms and a well-appointed family shower room. To the rear is a low-maintenance garden offering a pleasant outdoor space ideal for relaxation. Offered with no upward chain, this property presents an excellent opportunity for first-time buyers, families, or investors alike.  
**HURRY BEFORE YOU'RE TOO LATE!**

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

**PORCH:** 7'3 x 2'6: Double glazed windows and double glazed internal door into;

**HALLWAY:** 5'4 max, 2'5 min x 11'9: A light and airy hallway with stairs to first floor, radiator and doors into;

**THROUGH LOUNGE/DINER:** 9'8 max, 8'6 min x 24'6 (bay): A great size through living / dining area with fire surround and fire, radiator, double glazed window to front, dining area with double glazed double doors into;

**CONSERVATORY:** 11'7 x 6'0: A good size additional living space with double glazed windows, tiling to floor and double glazed door to side and rear.

**FITTED KITCHEN:** 6'5 x 9'9: A modern fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, cooker with gas hob, tiling to splashback, space and plumbing for washing machine, space for tumble dryer and fridge freezer and wall mounted central heating boiler.

**LANDING:** 5'9 max, 2'7 min x 6'3: Doors into;

**BEDROOM ONE:** 11'3 max, 8'7 (wardrobe) x 12'0: A great size double bedroom with built in wardrobe system, double glazed window to front and radiator.

**BEDROOM TWO:** 11'3 x 9'9: A further good size double bedroom with double glazed window to rear and radiator.

**BEDROOM THREE:** 6'8 max, 3'4 min x 8'9 max, 6'5 min: A final bedroom with double glazed window to front and radiator.

**BATHROOM:** 5'8 x 6'7: A modern re-fitted suite with walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C., tiling to walls, ladder style radiator and double glazed opaque window to rear.

**REAR GARDEN:** A good size garden with paved patio area and lawn with mature plants and shrubs with fencing to borders.

**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:** B.

**VIEWING:** Recommended via Acres on 0121 358 6222.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

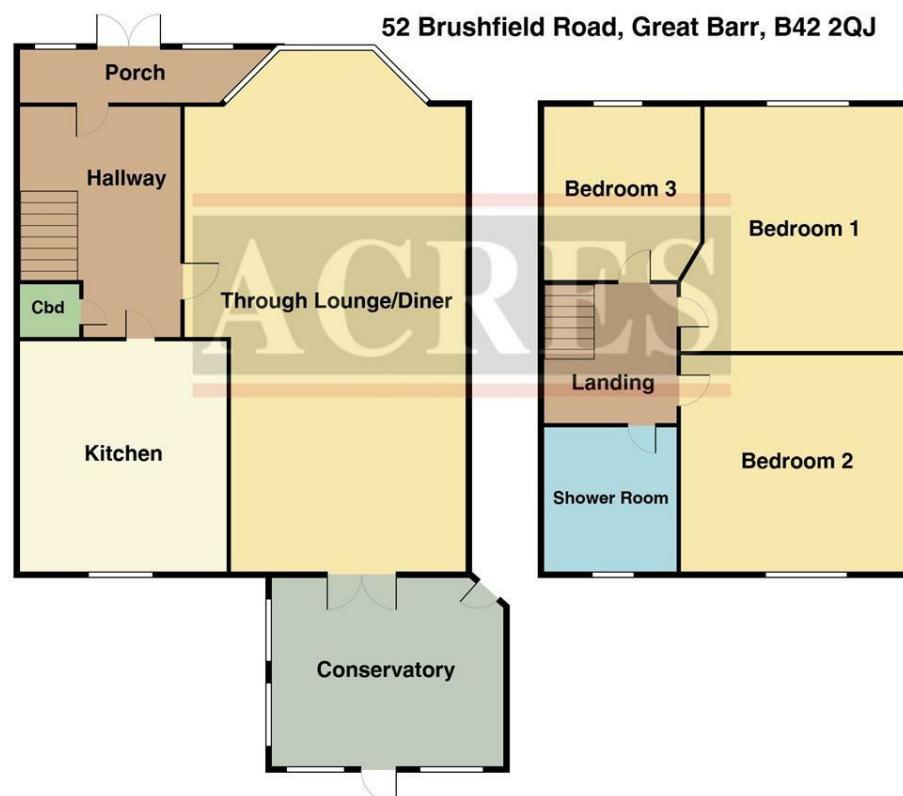
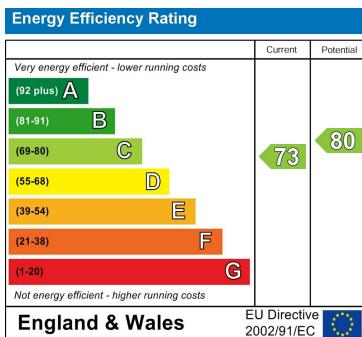


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COUNCIL TAX : B

VIEWING: Highly recommended via Acres on 0121 358 6222



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.