



- EXTENDED MID TERRACED HOME
- FOUR BEDROOMS
- SPACIOUS LIVING ROOM
- ADDITIONAL DINING ROOM
- EXTENDED MODERN FITTED KITCHEN
- LARGE MODERN FAMILY BATHROOM
- EN SUITE SHOWER ROOM TO MASTER
- LOW MAINTAINCE REAR GARDEN
- DOUBLE GARAGE TO REAR
- NO UPWARD CHAIN



**HAMSTEAD ROAD, GREAT BARR, B43 5BJ - OFFERS IN EXCESS OF £250,000**

Acres are pleased to offer for sale this extended terraced property set in a prime position on the very popular and sought after Hamstead Road. Benefiting from double glazing and gas central heating (both where specified). The interiors spread across three floors include entrance hall, spacious front reception room leading into additional spacious second reception room open plan with extended modern fitted kitchen open plan with diner. To the first floor are two double bedrooms, one single bedroom and a modern family bathroom. To the second floor are fourth fantastic sized bedroom with modern en-suite shower room. Outside is a fore garden and to the rear is a generous garden with patio to fore and lawn along with access to double garage to far rear. The interiors really open up inside so an early viewing is essential to appreciate the size and condition on offer! IDEAL FIRST TIME BUY – NO UPWARD CHAIN!

**HALLWAY:** 3'3 max, 2'8 min x 15'7: Stairs to first floor, radiator and door into;

**SITTING ROOM:** 12'4 max, 11'2 min x 12'8: A great size living area with fire surround and radiator, double glazed bay window to front and double doors into;

**LIVING ROOM:** 12'9 max, 11'6 min x 12'8: A great additional living space with radiator and open plan access into;

**OPEN PLAN KITCHEN/DINER:** 15'5 x 15'5 max, 8'8 min: A modern extended fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, cooker with gas hob with extractor hood over, tiling to splashback, space and plumbing for washing machine and dishwasher, space for fridge freezer and tumble dryer and radiator.

**LANDING:** 8'3 x 12'9: Further stairs to second floor, cupboard space and doors into;

**BEDROOM TWO:** 7'9 max, 6'8 min x 13'4: A great size double bedroom with double glazed window to rear and radiator.

**BEDROOM THREE:** 13'7 max, 7'6 min x 12'3: A further double bedroom with double glazed window to front and radiator.

**BEDROOM FOUR:** 6'9 x 8'8: A great size single bedroom with double glazed window and radiator.

**BATHROOM:** 8'7 x 10'7: A large family bathroom with fitted suite with panelled bath, shower over, wash hand basin, close couple W.C., tiling to part walls, radiator and double glazed opaque window to rear.

**SECOND FLOOR LANDING:** Door into;

**BEDROOM ONE:** 14'2 max, 7'5 min x 20'6 max, 7'8 min: A great size double bedroom with radiator, Velux double glazed window to front and door leading into;

**ENSUITE:** 5'5 x 12'3: A modern fitted suite to include; walk in shower cubicle, wash hand basin, close couple W.C, tiling to floor and part walls.

**REAR GARDEN:** A good size garden with paved patio area and lawn with fencing to borders along with access into rear garage.

**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.



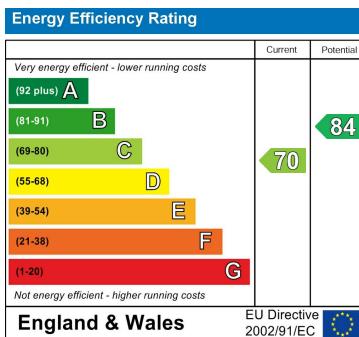
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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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.