



- EXTENDED MID TERRACED FAMILY HOME
- THREE BEDROOMS
- SPACIOUS LIVING ROOM
- OPEN PLAN KITCHEN / DINER
- EXTENDED DINING AREA
- MODERN FAMILY SHOWER ROOM
- OFF ROAD PARKING TO FRONT
- WELL MANICURED REAR GARDEN
- HIGH SPEC THROUGHOUT
- IDEAL FIRST TIME BUY



SOMERCOTES ROAD, GREAT BARR, B42 2JP - OFFERS AROUND £260,000

Acres are delighted to offer for sale this lovely extended mid terraced property that benefits from double glazing and gas central heating (both where specified). The interiors include enclosed porch, light and airy hallway with very well presented living room and open plan kitchen / diner with stunning fitted kitchen and extended dining area with door to rear garden. To the first floor is a landing with access into loft plus two double bedrooms (both with built in wardrobes) along with a third single bedroom and a modern re-fitted shower room with white suite. To the front of the property is off road parking and to the rear is a stunning landscaped garden to include patio to fore leading to lawn, to the far rear of the garden is a further patio area. This is a very popular road so an early viewing is highly recommended! IDEAL FOR FIRST TIME BUYERS OR INVESTORS – HURRY BEFORE YOU'RE TOO LATE!

Accessed via block paved driveway allowing off road parking for multiple cars with door leading into;

PORCH: 5'6 x 2'6: Double glazed windows and door into;

HALLWAY: 5'4 max, 2'6 min x 12'2: A light and airy hallway with stairs to first floor, radiator, under stairs store cupboard and doors into;

LIVING ROOM: 9'9 max, 8'7 min x 14'7: A great size, well presented living area with fire surround and fire, radiator and double glazed bay window to front.

OPEN PLAN KITCHEN/DINER: 15'6 x 9'8: A stunning extended open plan fitted kitchen / diner with drawer base and eye level units, granite work surfaces, sink and drainer under double glazed window to rear, integrated double oven, gas hob with extractor hood over, tiling to splashback, space and plumbing for washing machine, space for fridge freezer and radiator along with sitting area and open plan with;

EXTENDED DINING AREA: 8'5 x 12'6: A great additional space with double glazed windows and double glazed door to rear.

LANDING: 6'7 max, 2'7 min x 5'9: Access into loft and doors into;

BEDROOM ONE: 11'3 max, 9'4 (wardrobe) x 11'9: A great size double bedroom with built in wardrobe system, double glazed window to front and radiator.

BEDROOM TWO: 11'2 max, 9'3 min x 9'9 max, 8'6 (wardrobe): A further good size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM THREE: 6'7 max, 3'4 min x 8'9 max, 4'6 min: A final spacious single bedroom with double glazed window to front and radiator.

SHOWER ROOM: 5'9 x 6'6: A modern fitted suite 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 good size garden with paved patio area and lawn 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: A

VIEWING: Recommended via Acres on 0121 358 6222.



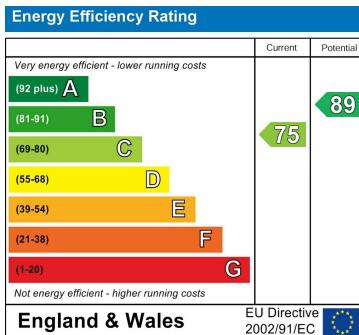
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THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

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.