



42 Broad Road, Acocks Green, B27 7XB

£297,000

Deceptively spacious mid terraced house - Ideal family home - Superb location close to Acocks Green town centre with it's wealth of shops, facilities, transport links and train station - Entrance hall - Two separate reception rooms - Guest WC - Extended dining kitchen - Five bedrooms - Family bathroom - Central heating - Double glazing - Off road parking - Rear garden - Viewing essential to appreciate the size of this substantial property.

Front

Off road parking via a gravelled driveway and access to a hardwood opaque glazed door to:-

Inner Lobby

Wall mounted fuse box and a hardwood door to:-

Entrance Hall

Stairs to the first floor, under stairs storage cupboard, two radiators, original tiled floor, power and light points and doors to:-

Reception Room One 11'7 max x 15'7 to bay (3.53m max x 4.75m to bay)

Double glazed bay window to the front, radiator, cast iron open fireplace, laminate wood flooring, power and light points

Reception Room Two 11'8 max x 12'2 (3.56m max x 3.71m)

Original single glazed French doors to the rear, radiator, electric fireplace, power and light points

Guest WC

Fitted with a low level flush WC and a vanity sink. Opaque double glazed window to the side, stone floor and ceiling spotlights

Extended Dining Kitchen 8'6 max x 24'6 (2.59m max x 7.47m)



Fitted with a range of eye level, drawer and base units with a work surface over incorporating a stainless steel sink/drain unit with mixer tap and tiling to splash prone areas. Fitted electric oven with an inset gas hob and extractor hood over, space and plumbing for other

appliances. UPVC double glazed patio doors onto the rear garden, UPVC double glazed door to the rear garden, double glazed window to the side, radiator, stone floor, power and light points

Landing

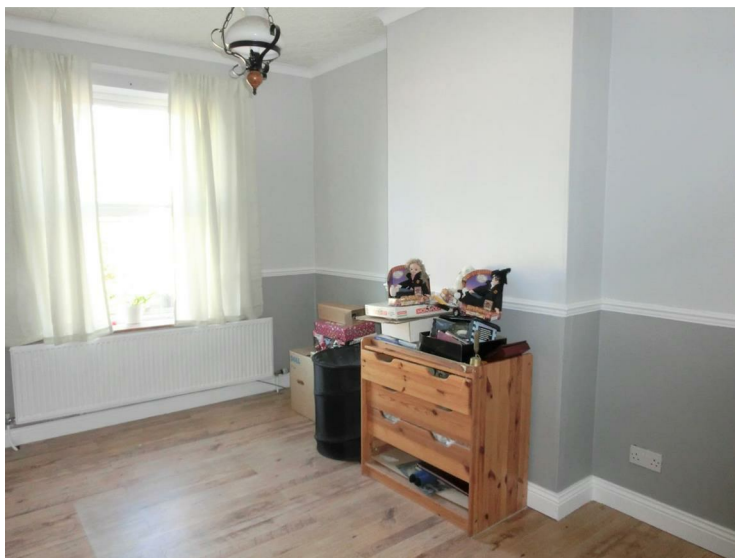
Double glazed window to the side, stairs to the second floor, laminate wood flooring, radiator, power and light points and doors to:-

Bedroom One 12'2 x 12'1 (3.71m x 3.68m)



Double glazed window to the rear, radiator, power and light points

Bedroom Two 8'2 min x 13'6 (2.49m min x 4.11m)



Double glazed window to the front, radiator, laminate wood flooring, power and light points

Bedroom Three 8'9 x 10' (2.67m x 3.05m)

Double glazed window to the front, radiator, power and light points

Bedroom Four 8'11 max x 10'5 min (2.72m max x 3.18m min)

Double glazed window to the rear, radiator, laminate wood flooring, power and light points

Bathroom 6'9 x 5'9 (2.06m x 1.75m)



Fitted with a panelled bath with a mixer shower over, vanity sink and a low level flush WC. Tiling to a full height throughout, opaque double glazed window to the side, radiator and ceiling light point

Second Floor Landing

Ceiling light point and door to:-

Master Bedroom 16'3 max x 14' (4.95m max x 4.27m)



Velux window to the ceiling, radiator, power and light points

Rear Garden



The rear garden is mostly laid to lawn with a patio area to the fore, shrub borders, fencing to the perimeters, concrete storage shed (with power and light points) and a gated access leading to the front of the property.

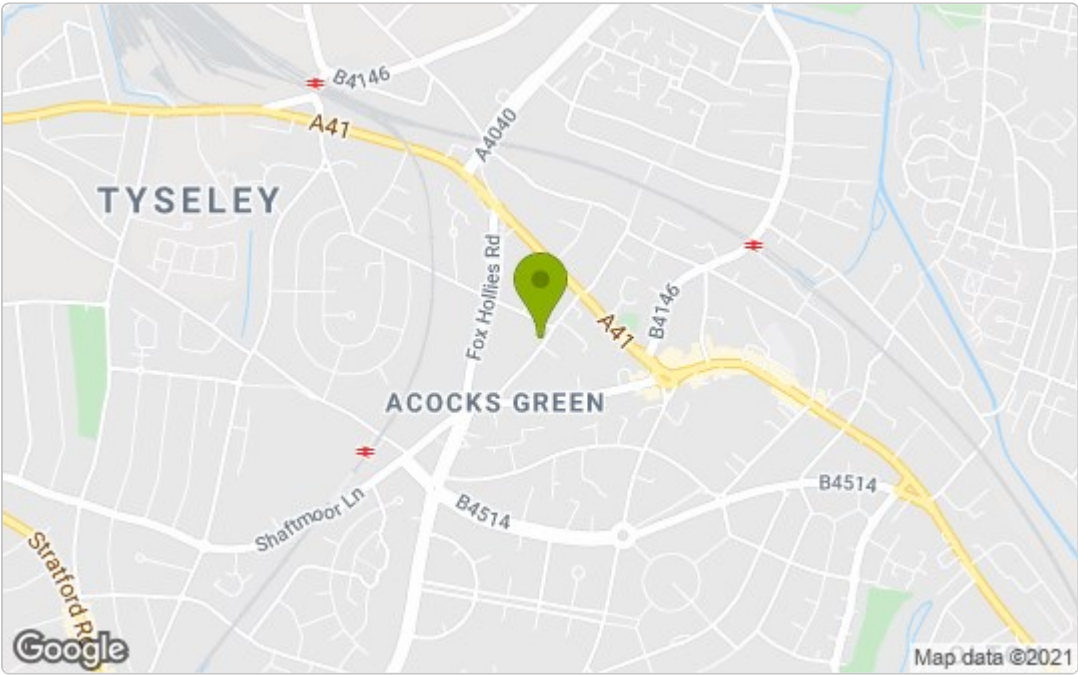
Nearby Schools

The following schools are local to the property; Acocks Green Primary School, Holy Souls Catholic Primary School, Yarnfield Primary School, Archbishop IIsley Catholic School, Al-Burhan Grammar School, Ninestiles An Academy and Yardleys School.

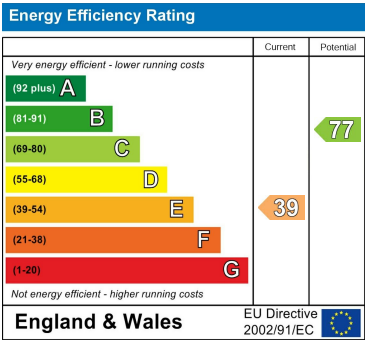
Floor Plan



Area Map



Energy Efficiency Graph



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