



40 HOLLYHOCK ROAD, ACOCKS GREEN, B27 7SX

OFFERS OVER £195,000

- Well Presented
- End Of Terraced House
- Porch And Hallway
- Lounge
- Kitchen
- Conservatory
- Re Fitted Modern Bathroom
- Three Good Sized Bedrooms
- Central Heating And Double Glazing
- Gardens To The Front And Rear

A very well presented end of terraced house located on the borders of Acocks Green and Hall Green. This spacious property is an ideal family home and all amenities are within close proximity. Comprising enclosed porch, hallway, lounge, kitchen, re fitted modern bathroom, conservatory and three good sized bedrooms. Further benefiting from central heating, double glazing and gardens to the front and rear. Viewing strongly advised.

Front

Block paving, lawned area, wall, fence and hedging to perimeters with access to an opaque double glazed door to:-

Enclosed Porch

Double glazed windows to the front and a hardwood opaque glazed door to:-

Hallway

With stairs to the first floor, alarm oanel, ceiling light point and door to:-

Lounge

13'9 max x 17'5 into bay (4.19m max x 5.31m into bay)



Double glazed bay window to the front, radiator, fireplace for a gas fire, under stairs storage cupboard, power and light points and door to:-

Kitchen

11'3 x 9'11 (3.43m x 3.02m)



Fitted with a range of eye level, drawer and base units with a

work surface over incorporating a stainless steel one and a half bowl sink and drainer unit with mixer tap and metro style tiling to splash prone areas. Fitted electric oven with a five ring gas hob and extractor hood over, space and plumbing for appliances, power and light points. Double glazed French doors onto the conservatory, double glazed window to the rear, radiator, tiled floor and door to:-

Re Fitted Bathroom

5'5 x 9'4 (1.65m x 2.84m)



Re fitted with a modern white suite comprising L shape bath with shower attachment and shower screen, pedestal wash/hand basin and low level flush WC. Tiling to a full height throughout, tiled floor, opaque double glazed window to the rear, heated towel rail and ceiling light point

Conservatory

12'5 x 9'5 (3.78m x 2.87m)



Double glazed French doors onto the garden, double glazed window to the rear and sides, power and light points

Landing

Double glazed window to the side, loft access, ceiling light point and doors to:-

Bedroom One
17'3 max x 10'9 (5.26m max x 3.28m)



Two double glazed windows to the front, radiator, built in storage cupboard, power and light points

Bedroom Two
9'4 x 12'10 (2.84m x 3.91m)



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

Bedroom Three
7'7 x 9'9 (2.31m x 2.97m)



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

Rear Garden



The rear garden is mostly laid to lawn with a paved patio area to the rear and a pebbled patio area to the forefront, fencing to the perimeters, timber storage shed and gated access leading to the front of the property.

Nearby Schools

The following schools are local to the property; Yorkmead Junior and Infant School, Hall Green Infant and Junior Schools, Al-Furqan Primary School, Lakey Lane Junior and Infant School, Ninestiles An Academy, Al-Burhan Grammar School, Hall Green School and Yardleys School.

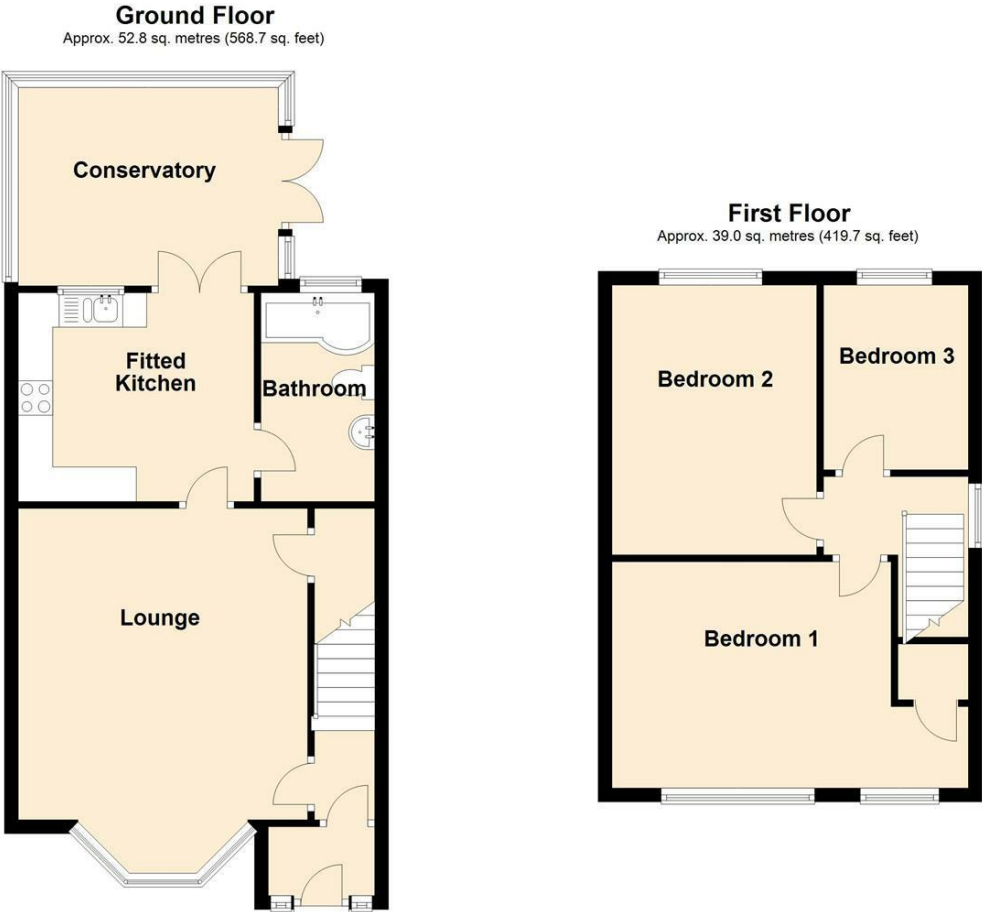
Viewing

By appointment only please with the Sheldon office.

Property to Sell Sheldon

PROPERTY TO SELL? If in order to purchase this property you wish to sell your existing home, please do not hesitate to contact Sam Livingstone on 0121 742 2123 who would be pleased to discuss its current market value, our fees and services with you.

Floor Plan



Total area: approx. 91.8 sq. metres (988.4 sq. feet)

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

THE CONSUMER PROTECTION REGULATIONS

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

DRAFT SALES PARTICULARS

Please note that these sales particulars have not yet been verified by the vendor, therefore they may not be factually correct.

MEASUREMENTS

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

