

ACRES

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- ♦ Freehold end townhouse
- ♦ Three bedrooms
- ♦ White bathroom
- ♦ Attractive spacious lounge
- ♦ Fitted dining kitchen with appliances
- ♦ Reception hall & guests' wc
- ♦ Side garage
- ♦ Cul-de-sac location
- ♦ Energy Rating: C



TULIP GROVE, OFF BLUE CEDAR DRIVE, STREETLY, B74 2AU

OFFERS AROUND £230,000

This well presented, Freehold end townhouse is set in a well regarded, centrally located cul-de-sac. Complemented by gas central heating and having pvc double glazing (both where specified), the property is served within the area by well regarded schooling, is set within short walking distance of local bus services and similarly placed for local countryside. The property is entered via a welcoming reception hall having guests' cloakroom/wc off, there is a spacious lounge and fitted dining/breakfast kitchen with integrated hob and oven. To the first floor there are three bedrooms together with a family bathroom provided with white suite. The property has a side recessed garage and rear garden. All of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a lawned fore garden, there is a twin car side driveway and access is gained to the accommodation via a part double glazed door opening to:

RECEPTION HALL: Double glazed window to front, radiator.

GUESTS' CLOAKROOM/WC: Low flushing white wc, wash hand basin, tiled splash backs, radiator.

ATTRACTIVE SPACIOUS LOUNGE: 15'4" x 11'8": Pvc double glazed window to front, two radiators, under stairs storage/cloaks cupboard.

FITTED DINING KITCHEN: 15'2" x 8'7": Double glazed patio doors to rear, space for dining/breakfast table, radiator, being open plan to the property's fitted kitchen: having pvc double glazed window to rear, one and a half bowl stainless steel sink unit with base unit beneath; there are a further range of matching units to both base and wall level including drawers, complementary rolled edge work surfaces with tiled splash backs, fitted stainless steel oven having matching gas hob over in turn with stainless steel extractor canopy and splash back, spaces for washing machine, dishwasher and fridge freezer.

STAIRS TO LANDING: Airing cupboard.

BEDROOM ONE: 15'3" max/11'2" min x 10' max/6' min plus door recess: Two pvc double glazed windows to front, radiator, deep built in storage cupboard.

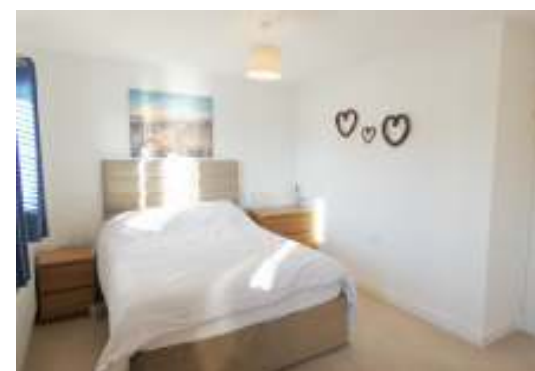
BEDROOM TWO: 8'7" x 7'10" plus door recess: Pvc double glazed window to rear, radiator.

BEDROOM THREE: 9' x 8'6": Pvc double glazed window to rear, radiator.

BATHROOM: Matching white suite comprising bath having shower over, wash hand basin, low flushing wc, tiled splash backs, radiator.

SIDE RECESSED GARAGE: 16'10" x 8'6" (Please check the suitability of this garage for your own vehicle): Up and over door.

OUTSIDE: Lawned rear garden flanked by borders having shrubs and timber fencing.



TENURE:

COUNCIL TAX BAND:

FIXTURES & FITTINGS:

VIEWING:

LOCATION:

We have been informed by the vendors that the property is Freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)

C.

Fitted carpets are included within the sale.

Highly recommended via Acres on 0121 323 3088.

Set off Blue Cedar Drive.



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.