

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
☎ 0121 358 6222 ✉ greatbarr@acres.co.uk @ www.acres.co.uk

- * SEMI DETACHED HOUSE
- * THREE BEDROOMS
- * OPEN PLAN KITCHEN/DINER
- * LARGE LIVING ROOM
- * LARGE BATHROOM
- * PATIO WITH STEPS TO LAWN
- * CUL-DE-SAC LOCATION
- * HIGH QUALITY THROUGHOUT



Clapton Grove, Birmingham B44 0QJ - Offers in excess of £165,000

This is a lovely property that benefits from double glazing and gas central heating (both where specified). The very well presented interiors include, entrance hall, spacious family lounge with log burner, large under stairs storage space housing gas central heating boiler, modern kitchen with a range of units being open plan to dining area and utility area. To the first floor are two double bedrooms plus a third bedroom and large family bathroom. The property offers loft space to be used for one's own taste! Outside is a lovely garden with patio area with steps to lawn, borders & side access. We are expecting good levels of interest in this property so hurry before you're too late!

Access is via block paved path leading to door into;

HALLWAY: 4'4 x 3'5: Stairs to first floor and door into;

LIVING ROOM: 17'5max x 13'11min / 13'10max x 12'8min: Spacious family lounge to include log burner, under stairs storage housing gas central heating boiler, radiator, double glazed bay window to front.

OPEN PLAN KITCHEN/DINER: 17'2 x 9'5: Open plan kitchen and dining, units comprising to include drawer, base and eye level cupboards, work surfaces, stainless steel sink and drainer under double glazed window to rear, integrated microwave, dishwasher, oven, hob and extractor hood over, space and plumbing for fridge freezer, washing machine and dryer, radiator and double doors leading out into garden.

LANDING: 7'3 x 3'4: Double glazed window to side and doors into;

BEDROOM ONE: 10'9 / 10'3max x 9'1min: A good size room with radiator and double glazed window to front.

BEDROOM TWO: 12'8 / 9'5max x 8'3min: A further good size double bedroom with radiator and double glazed window to rear.

BEDROOM THREE: 6'8 / 6'2max x 4'3(stairwell): Double glazed window to side and radiator.

BATHROOM: 9'7 x 7'4: A great size bathroom with shower cubicle, corner bath, wash hand basin, close couple W.C., part tiling to walls, radiator, double glazed opaque window to rear.

REAR GARDEN: Brick block patio area with steps up to lawned area and 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: B.

VIEWING: Recommended via Acres on 0121 358 6222.

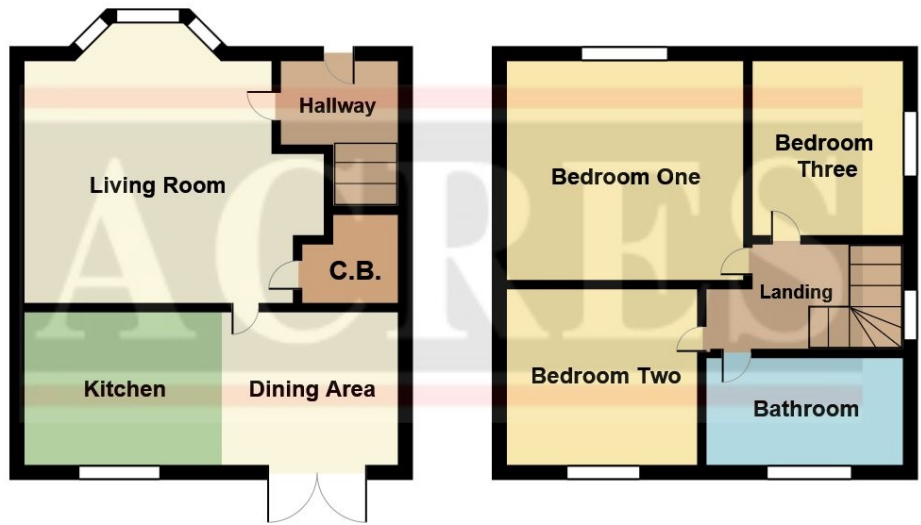


FREE SALES & RENTAL VALUATIONS — INDEPENDANT MORTGAGE ADVICE



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.

Clapton Grove, Birmingham



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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