

ACRES

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- * SEMI DETACHED HOUSE
- * THREE BEDROOMS
- * EXTENDED KITCHEN / DINER
- * LARGE LIVING ROOM
- * MODERN BATHROOM
- * OFF ROAD PARKING



Coombe Road, Birmingham B20 3EL - Offers in excess of £200,000

Located in a superb location this superb extended traditional styled property is beautifully presented throughout. Benefiting from double glazing and gas central heating (both where specified). The interiors include enclosed porch leading into entrance hall, large through lounge and extended kitchen with dining space. To the first floor are three bedrooms and a modern re-fitted bathroom. Outside is a fore garden with off road parking space and to the rear is a low maintenance garden being block paved throughout. Viewing is essential to appreciate this incredible family home.

Accessed via driveway allowing off road parking to front leading into;

PORCH: 5'5 x 3'6: Double glazed window and door with door into;

HALLWAY: 14'2 / 5'11max x 3'1min: Stairs to first floor, storage cupboard, radiator and door into;

LIVING ROOM: 25'6 / 17'5max x 9'8min: Large through lounge with fire surround and electric fire, radiator, double glazed bay window to front and double glazed window to side, leading to double doors into;

KITCHEN/DINER: 15'0 x 11'11: Having a range of drawer, base and eye level units, work surfaces over with tiled splashbacks, stainless steel sink and drainer under double glazed window to rear, space and plumbing for cooker and gas hob with extractor hood over, space and plumbing for fridge freezer and washing machine.

LANDING: 5'11 x 5'9: Doors into;

BEDROOM ONE: 13'0max x 10'8min / 11'4max x 10'2min: A good size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 12'10 / 10'9max x 9'6min: A further good size double bedroom with double glazed window to rear.

BEDROOM THREE: 9'1 x 6'4: Double glazed window to rear, radiator and built in storage cupboard.

BATHROOM: 6'1 x 5'8: Suite to comprise panelled bath with shower over, wash hand basin, close couple W.C., tiling to walls, under floor heating and double glazed opaque window to front.

REAR GARDEN: Paved patio throughout with rear wooden shed 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: C.

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.

Coombe Road, 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		81 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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