

# ACRES

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- ◆ A lovely modern styled property located perfectly on a corner position
- ◆ Situated on a very popular residential location
- ◆ Entrance hall and guests cloakroom
- ◆ Stylish open plan lounge/dining room
- ◆ Comprehensively fitted kitchen
- ◆ Three excellent bedrooms
- ◆ Bathroom with white suite
- ◆ Fore and side garden
- ◆ Well tended rear garden
- ◆ Garage with parking space in front



***39 College Farm Drive, Birmingham, B23 5YE ~ Offers around £265,000***

Welcome to this charming property located on College Farm Drive on this sought-after residential area. This is a delightful semi-detached house that boasts three bedrooms, making it perfect for a growing family or those in need of extra space. One of the highlights of this property is its corner position with lovely open views to the side. Upon entering, you will be greeted by a welcoming hallway and guests cloakroom. There is an open plan lounge/dining room offering a spacious and inviting atmosphere, ideal for entertaining guests or simply relaxing with your loved ones and a comprehensively fitted kitchen. To the first floor are three excellent bedrooms and a bathroom with white suite. Outside is a fore and side garden, well tended rear garden with patio and lawn. There is also a garage accessed to the rear with parking in front. Whether you are looking for a cosy family home or a stylish space to entertain, this property on College Farm Drive has it all. Don't miss out on the opportunity to make this house your home. Council Tax Band C. EPC Rating C.

Access is via: A large lawned garden to front and side, pathway leading to an open canopy porch, double glazed leaded light reception door

**HALLWAY** A delightful entrance with staircase to first floor, radiator, double glazed leaded light window to side with lovely open views, door into Kitchen, Lounge and:

**GUEST CLOAKROOM** Being re-fitted with a white close coupled WC, wash hand basin, grey toned tiling to part walls, ladder style radiator/towel rail, double glazed leaded light patterned window

**LOUNGE 23'3" max 12'10" x 7'6" min 11'3" max** Having living area, with double glazed leaded light bow bay window, coving to ceiling, radiator, timber effect floor continued through to

**DINING AREA** Decorated to compliment, double glazed leaded light window, radiator, continued with timber effect floor

**KITCHEN 9'10" x 9'10"** A generous fitted kitchen having a range of drawer, base and eye level cupboards, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge freezer, four ring gas hob with extractor hood over, sink and drainer, work surface, tiling to splashback, double glazed leaded light window to rear, tiled floor, radiator, double glazed door out to garden

**FIRST FLOOR LANDING** Having access to loft, double glazed leaded light window to side and doors into:

**BEDROOM ONE 11'1" x 9'3" to wardrobe front 11'4 max into wardrobe** An excellent double bedroom with mirror fronted wardrobes system to one side, double glazed leaded light window to front, radiator

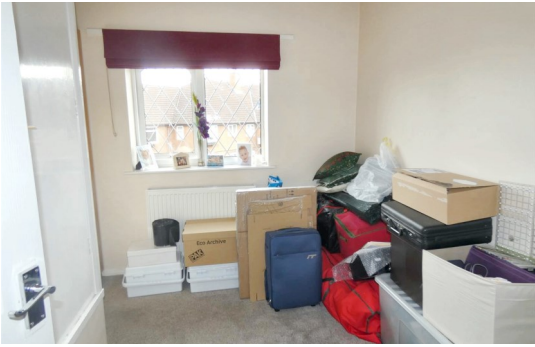
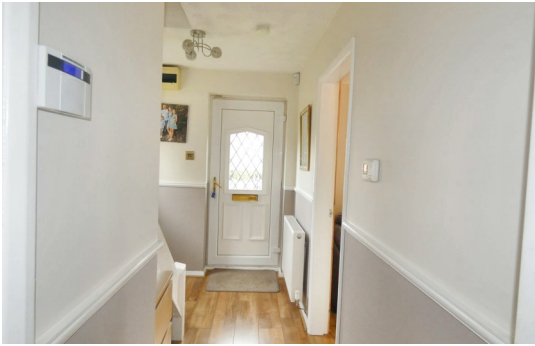
**BEDROOM TWO 12'0" x 8'2" plus doorwell** A second double bedroom with double glazed leaded light window to front, radiator

**BEDROOM THREE 9'1" max x 6'3" min 9'6" max to wardrobe** Having double glazed leaded light window to front, radiator, fitted wardrobe and door into overhead storage with wall mounted gas central heating boiler

**BATHROOM** Having a white suite comprising p shaped bath with overhead shower and rinser aid, glazed shower screen, wash hand basin set into a vanity unit, close coupled WC, chrome ladder style radiator/towel rail, stylish tiling to part walls and floor, spotlights to ceiling, double glazed pattern leaded light window

**GARAGE 16'1" x 9'1" max 8'4" min** 'Please check for suitability of this garage for your own vehicle' Up and over door, courtesy door to garden, light and power

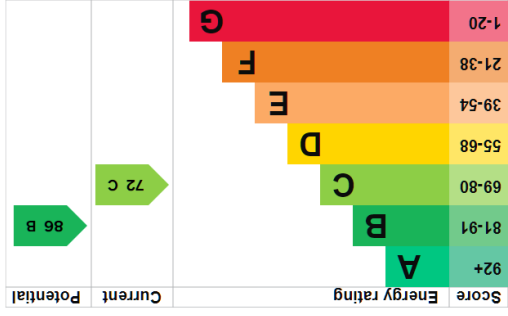




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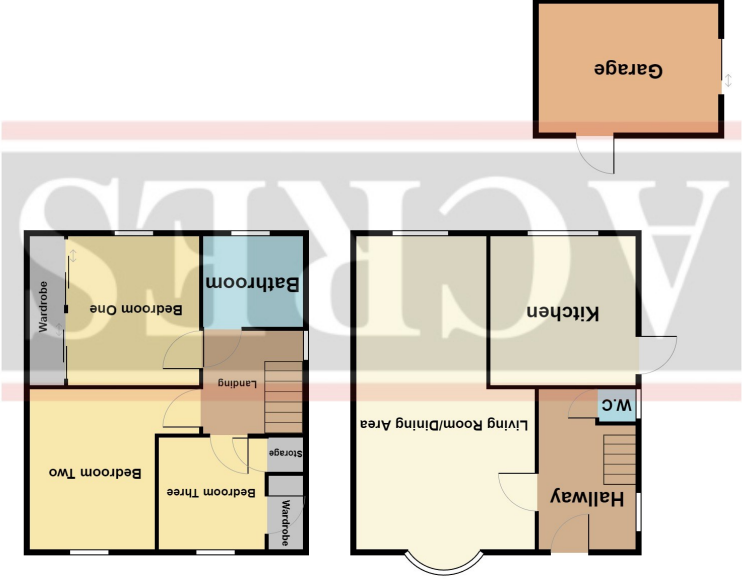
**TENURE:**

**COUNCIL TAX BAND:**  
**FIXTURES & FITTINGS:**

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**C**  
 As per sales particulars.  
 Recommended via Acres on 0121 321 2101.

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.)



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.