

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- POPULAR RESIDENTIAL LOCATION
- BEAUTIFULLY PRESENTED FAMILY HOME
- GUEST CLOAKROOM
- STUDY
- EXTENDED FAMILY LIVING ROOM
- DINING/KITCHEN
- FAMILY BATHROOM WITH SPA BATH
- LOFT ROOM
- OFF ROAD PARKING
- EPC RATING - E



64 CLIVEDEN AVENUE, PERRY BARR, B42 1SL - OFFERS OVER £350,000

Situated on a very popular residential road, this is a very large and beautifully presented family home with incredible interiors to include enclosed porch, open plan sitting room/entrance hall, guests cloakroom, study, extended family living room and dining kitchen. To the first floor are three excellent bedrooms and generous family bathroom with spa bath, separate shower cubicle and staircase continuing to loft room. Outside is a brick blocked fore garden offering multiple parking space and to the rear is an enclosed garden with brick blocked patio, lawn and pathway through. Viewing is essential to appreciate the space and quality this property offers.

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Access is via a brick blocked fore garden offering multiple parking space.

ENCLOSED PORCH

Double glazed window to front and side and matching door, tiled floor and feature double glazed reception door with double glazed windows to either side into;

OPEN PLAN ENTRANCE/SITTING ROOM

15'2" max into bay 12'2" min x 15'8" max including

Newel and balustrade staircase to first floor, double glazed bay window to front, radiator, ornamental fire surround with living flame effect fire, door into under stairs WC and door into kitchen, study and entertaining doors to lounge.

STUDY

15'0" x 7'0"

Having double glazed bow/bay window to front, coving and spotlights to ceiling.

DINING KITCHEN

20'0" max x 13'1" max 9'11" min

DINING AREA: Radiator, coving to ceiling, door into store with door to rear.

KITCHEN AREA: Having a comprehensive range of drawer, base and eye level cupboards, contrasting work surfaces, integrated dishwasher, fitted island with storage, space and plumbing for washing machine, space for fridge freezer, tiling to splashbacks, 5 ring gas hob with extractor hood over, fitted electric oven and microwave, stainless steel one and a half bowl sink and drainer, wall mounted gas central heating boiler, coving and spotlights to ceiling, double glazed window to rear and door to;

EXTENDED LOUNGE

24'1" x 9'10" max 9'1" min to chimney breast

A superb living room with double glazed window system to rear with double doors to garden, coving to ceiling, two radiators, contemporary styled fire surround with fitted living flame effect fire.

FIRST FLOOR LANDING

Double glazed opaque window front, continuation of staircase to loft room and doors into;

BEDROOM ONE

15'2" max into bay 9'7" min x 9'10" max into wardr

Double glazed bay to front, built-in wardrobe system, radiator.

BEDROOM TWO

12'2" x 8'9" min

Double glazed window to rear, coving to ceiling, radiator.

BEDROOM THREE

11'3" x 7'4"

Double glazed bow/bay window to front, radiator.

BATHROOM

White suite comprising corner spa bath, self contained shower cubicle, pedestal wash hand basin and close couple WC, tiling to walls, double glazed opaque window to rear and side, doors into linen cupboard, chrome ladder style radiator/towel rail.

BEDROOM FOUR

10'7" x 11'10" min

A lovely loft conversion with three velux windows to roof line, under eaves storage and radiator.

REAR GARDEN

Brick blocked patio leading to lawn with brick blocked patio to side, garden shed and gated access to rear.

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.



TENURE: Freehold

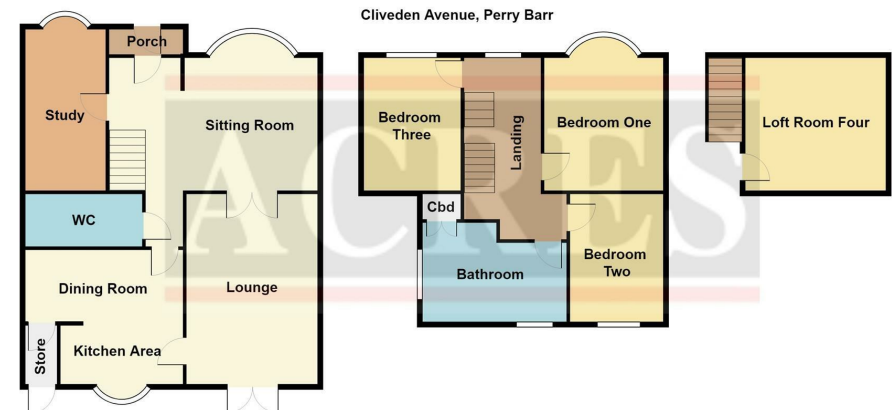
COUNCIL TAX BAND: C

FIXTURES & FITTINGS: Type here.

VIEWING: Highly recommended via Acres on 0121 358 6222

LOCATION: Set off Walsall Road

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	48	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.