

ACRES

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- * EXTENDED SEMI DETACHED
- * FIVE BEDROOMS
- * SPACIOUS LIVING ROOM
- * OPEN PLAN KITCHEN/DINER
- * DOWNSTAIRS GUEST W.C.
- * MAIN FAMILY BATHROOM
- * HUGE DOUBLE GARAGE / WORKSHOP
- * LARGE DRIVEWAY / OFF ROAD PARKING
- * HEAVILY EXTENDED
- * CORNER PLOT POSITION



Twickenham Road, Kingstanding B44 0NR - Offers in the region of £310,000

“Wow” is the best word to describe this lovely extended five double bedroom corner property, benefiting from double glazing and gas central heating (both where specified). The interiors offer spacious porch, welcoming hallway leading into light and airy extended living room, open plan kitchen / diner with guest downstairs W.C.. To the first floor are four generous bedrooms and main family bathroom moving into the second floor offers a final fifth double bedroom with potential to push further across to make an additional bedroom or en-suite! Outside is a large driveway for off road parking and leading to a massive double garage / workshop with height for vans! To the rear is a low maintenance garden with patio to fore leading to lawn. Viewing is essential to appreciate the size and scope of this unique property! Hurry before you're too late!

Accessed via block paved driveway allowing off road parking for multiple cars and leading to two garage / workshop front with electric roller shutter doors and PVC door into;

HALLWAY: 25'2 / 7'10max x 2'10min: Stairs to first floor and doors into;

LIVING ROOM: 15'1max x 13'11min / 14'5(into bay) x 10'5min: A great size living area with wooden flooring, fire surround and fire, radiator and double glazed bay window to front.

FITTED KITCHEN: 14'11max / 10'9max x 7'4max: Open plan fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, gas hob with extractor hood over, tiling to splashback, space and plumbing for washing machine and fridge freezer, dining area, radiator and doors out to rear.

DOWNSTAIRS GUEST W.C.: 6'3 x 2'10: Close couple W.C., wash hand basin set into vanity unit, tiling to floor and walls and double glazed opaque window to rear.

LANDING: 19'0 / 5'9max x 3'1min: Doors into;

BEDROOM ONE: 15'2max x 12'0(wardrobe) / 10'5: A good size double bedroom with built in wardrobe system, double glazed window to front and radiator.

BEDROOM TWO: 16'1max x 13'0min / 11'7: A further good size double bedroom with double glazed window to front and radiator.

BEDROOM THREE: 16'0max x 13'0min / 10'10max x 7'8min: A further good size double bedroom with double glazed window to side and radiator.

BEDROOM FOUR: 7'9 x 7'0: A final good size room with double glazed window to rear and radiator.

BATHROOM: 8'5 x 7'10: White suite with corner bath and shower over, wash hand basin set into vanity unit, close couple W.C., tiling to part walls, radiator and double glazed opaque window to rear.

BEDROOM FIVE: 20'0 / 9'7max 5'8min: A great size double bedroom with double glazed window to rear and radiator.

REAR GARDEN: A good size garden with blocked paved patio area and lawn with fencing to borders.

GARAGE: 25'6max x 21'3min / 22'3: Up and Over electric roller shutter doors, ceiling light and power points. Currently being used as a work shop space ideal for ones own use! *(please check the suitability of this garage for your own vehicle)*

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.

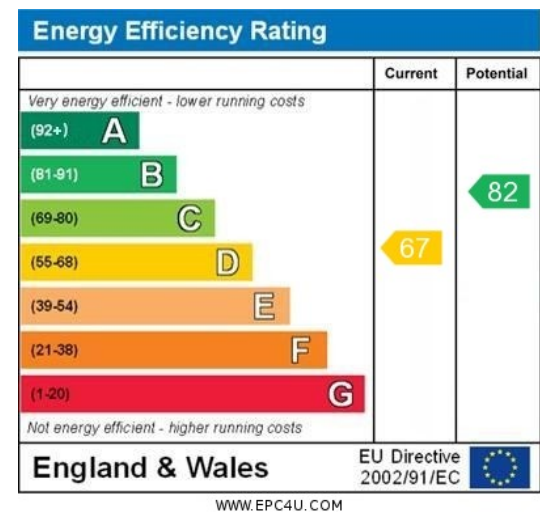
VIEWING: Recommended via Acres on 0121 358 6222.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT 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.



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

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