

ACRES

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



- * EXTENDED SEMI DETACHED HOUSE
- * TWO DOUBLE BEDROOMS
- * SPACIOUS THROUGH LIVING ROOM
- * SEPARATE EXTENDED DINING ROOM
- * EXTENDED FITTED KITCHEN
- * SIDE ACCESS/UTILITY SPACE
- * MODERN RE-FITTED BATHROOM
- * NEW ROOF IN RECENT YEARS
- * TREMENDOUS SIZED REAR GARDEN
- * IDEAL FIRST TIME BUY



Milburn Road, Birmingham, B44 0UX - Offers in Excess of £225,000

This is a beautifully presented extended semi detached family home located on this excellent residential road located off the very popular Rough Road into Sutton Coldfield. Benefiting from double glazing and gas central heating (both where specified). The interiors include large enclosed porch, lovely entrance hall, stylish through living room leading into a extended dining room, feeding into a modern extended re-fitted kitchen along with separate utility area / side passageway. To the first floor are two good sized double bedrooms and a modern re-fitted family bathroom. Outside is fore garden offering parking space to front. To the rear is the icing on the cake with the patio to fore and long lawn attracting beams of sunlight throughout the day! This is a lovely family home that needs to be viewed internally to appreciate size, location and quality! Hurry before you're too late!

Accessed from the fore via driveway offering parking spaces for two cars along with door into;

PORCH: 8'5 x 2'10 : Double glazed windows and door with door into;

HALLWAY: 3'0 x 9'9 : Stairs to first floor, cupboard space, recently fitted wood effect flooring, radiator and doors into;

THROUGH LIVING ROOM: 10'0 max, 8'8 min x 20' (bay) A great size through living area with fire surround and recently fitted gas fire, radiator, double glazed bay window to front and double doors into;

EXTENDED DINING ROOM: 8'10 x 8'10 : Having double glazed double doors to rear and radiator.

EXTENDED FITTED KITCHEN: 5'8 max, 5'6 min x 18'3 : Extended recently 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, fridge, two fridge freezers, washing machine and radiator.

SIDE PASSAGEWAY/ UTILITY SPACE: 4'3 min, 10'6 max x 26'9 : A great added space having window and door to rear.

LANDING: 6'3 x 5'1: Double glazed opaque window to side and doors into;

BEDROOM ONE: 13'2 max, 10'1 min x 11'9, (bay) 6'7 : A great size double bedroom with double glazed bay window to front along with further double glazed window, cupboard space and radiator.

BEDROOM TWO: 10'0 x 8'5 : A further good size double bedroom with double glazed window to rear and radiator.

BATHROOM: 5'7 max, 2'10 min x 7'7 max, 5'5 min: Refitted modern suite with panelled bath with shower over, wash hand basin set into vanity unit, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to rear.

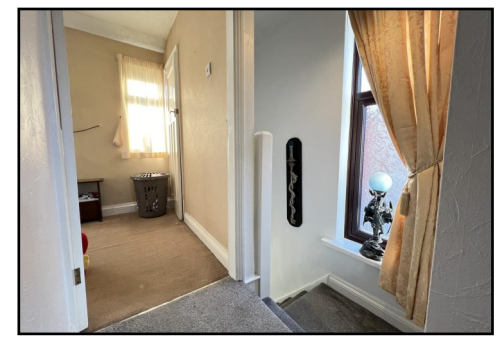
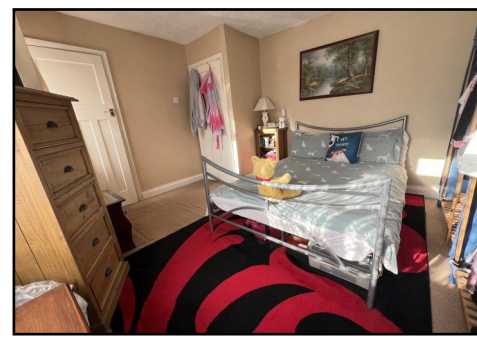
REAR GARDEN: A tremendous size garden with paved patio area and lawn, garden pond, poly tunnel, garden ornaments with fencing to borders.

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 .

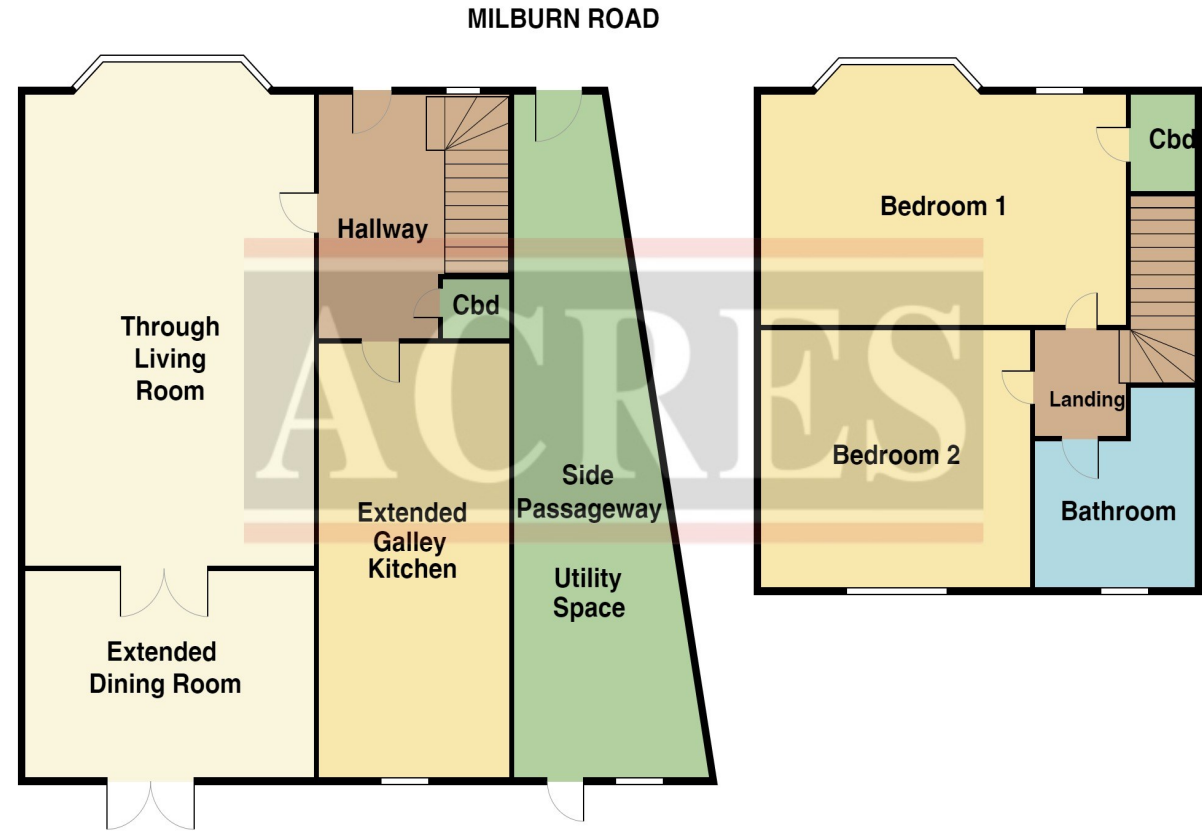
VIEWING: Recommended via Acres on 0121 358 6222.



FREE SALES & RENTAL VALUATIONS — 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

MILBURN ROAD, BIRMINGHAM, B44 0UX