

ACRES

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- * MID TERRACED FAMILY HOME
- * THREE BEDROOMS
- * TWO RECEPTION ROOMS
- * MODERN FAMILY BATHROOM
- * MODERN FITTED KITCHEN
- * OFF ROAD PARKING TO FRONT
- * FANTASTIC SIZED REAR GARDEN
- * IDEAL FIRST TIME BUY
- * PRIME LOCATION
- * POTENTIAL TO EXTEND (STPP)



832 College Road, Birmingham B44 0AN - Price £215,000

Acres are honored to offer for sale this immaculate three bedroom mid terraced home set behind a front garden in Kingstanding. Ideal for first time buyers this property is in a great location for local transport links to Birmingham City Centre and is close to the border of Sutton Coldfield. This home has an open canopy porch entrance, a hallway, front dining room with bay window and a rear lounge with a kitchen leading off. To the first floor are three good sized bedrooms and a family bathroom. The property benefits from gas central heating and double glazing and has the potential to extend to the rear (subject to planning permission) into the generous and attractive rear garden with a wonderful patio area, ideal for outdoor relaxing or entertaining with a degree of privacy. Viewing is HIGHLY recommended to fully appreciate this lovely family home.

HALLWAY: Stairs to first floor, radiator and doors into;

LIVING ROOM: 14'1 x 12'2: A great size living area with fire surround and fire, radiator, double glazed window to rear and door into kitchen.

DINING ROOM: 12'0 x 11'11: A further great size reception room with radiator and double glazed bay window to front.

KITCHEN: 9'0 x 5'10: Modern fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, hob with extractor hood over, tiling to splashback, space and plumbing for washing machine, radiator and door out to rear.

LANDING: Access to loft and doors into;

BEDROOM ONE: 13'1 x 9'4: A great size double bedroom with built in wardrobe system, double glazed window to front and radiator.

BEDROOM TWO: 13'0 x 9'4: A further good size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM THREE: 8'9 x 7'6: A final good sized bedroom, double glazed window to front and radiator.

BATHROOM: 7'5 x 6'11: Modern fitted suite with panelled bath and shower over, wash hand basin, close couple W.C., tiling to floor and part walls, radiator and double glazed opaque window to rear.

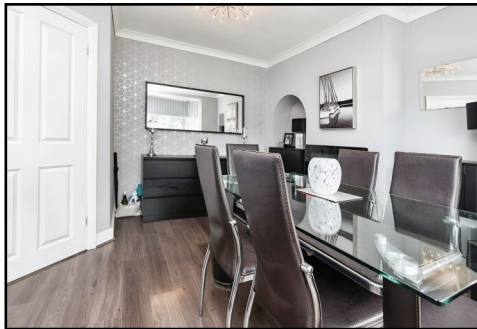
REAR GARDEN: A good size garden with paved patio area and long lawn with fencing to borders.

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: 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.

College Road, Birmingham B44 0AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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

COLLEGE ROAD, BIRMINGHAM B44 0AN