

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * EXTENDED SEMI DETACHED HOUSE
- * THREE BEDROOMS
- * SPACIOUS LIVING AREA
- * EXTENDED DINING AREA
- * EXTENDED FITTED KITCHEN
- * LARGE FAMILY BATHROOM
- * OFF ROAD PARKING & GARAGE
- * WELL PRESENTED REAR GARDEN
- * IDEAL FIRST TIME BUY



70 Kincross Crescent, Birmingham, B43 7PX- Offers in the region of £265,000

This is a beautifully presented extended semi property situated on a very popular residential road on The Park Farm housing development. The interiors benefit from double glazing and gas central heating (both where specified). The interiors are spacious throughout and include, enclosed porch, large welcoming hallway leading into wonderful open plan extended living / dining room, extended fitted kitchen and side passage leading into garden and driveway. To the first floor are two excellent double bedrooms and a single bedroom, there is also a large family bathroom with separate W.C.. To the front is off road parking for multiple cars leading to garage front. To the rear is a low maintenance garden with patio to fore leading to garden. Ideal first time buy – hurry before you're too late!

Accessed via block paved driveway allowing off road parking to front along with access to garage front and door into;

PORCH: 11'7 x 2'0 : Double glazed windows and door with door into;

HALLWAY: 8'1 x 5'11 :Stairs to first floor, cupboard space, radiator and door into;

LIVING AREA: 12'2 max, 11'0 min x 15'9 : A great size living area with fire surround and fire, radiator, being open plan and leading into;

EXTENDED DINING AREA: 11'10 x 7'8 : A great extended dining space with radiator and double glazed sliding doors to rear and door into;

EXTENDED FITTED KITCHEN: 6'10 x 17'10 : Extended fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer, space for freestanding cooker and space for fridge freezer, tiling to splashback, space and plumbing for washing machine and radiator.

LANDING: 2'4 x 2'7 : Access to loft and doors into;

BEDROOM ONE: 12'1 max, 10'8 (wardrobe) x 10'0 : A great size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM TWO: 8'11 x 11'8 : A further good size double bedroom with double glazed window to front, built in storage cupboard and radiator.

BEDROOM THREE: 6'11 x 7'6 : A final good sized third bedroom, double glazed window to front and radiator.

BATHROOM:6'11x 7'6 : Fitted suite with panelled bath, separate shower cubicle, wash hand basin set, tiling to walls, radiator and double glazed opaque window to rear.

SEPARATE W.C : 2'8 x 4'3 : Close coupled W.C. and double glazed opaque window to side.

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

INTERNAL GARAGE: 7'10 X 14'10 : Up and over garage door, ceiling light and power points. *(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: C

VIEWING: Recommended via Acres on 0121 358 6222.

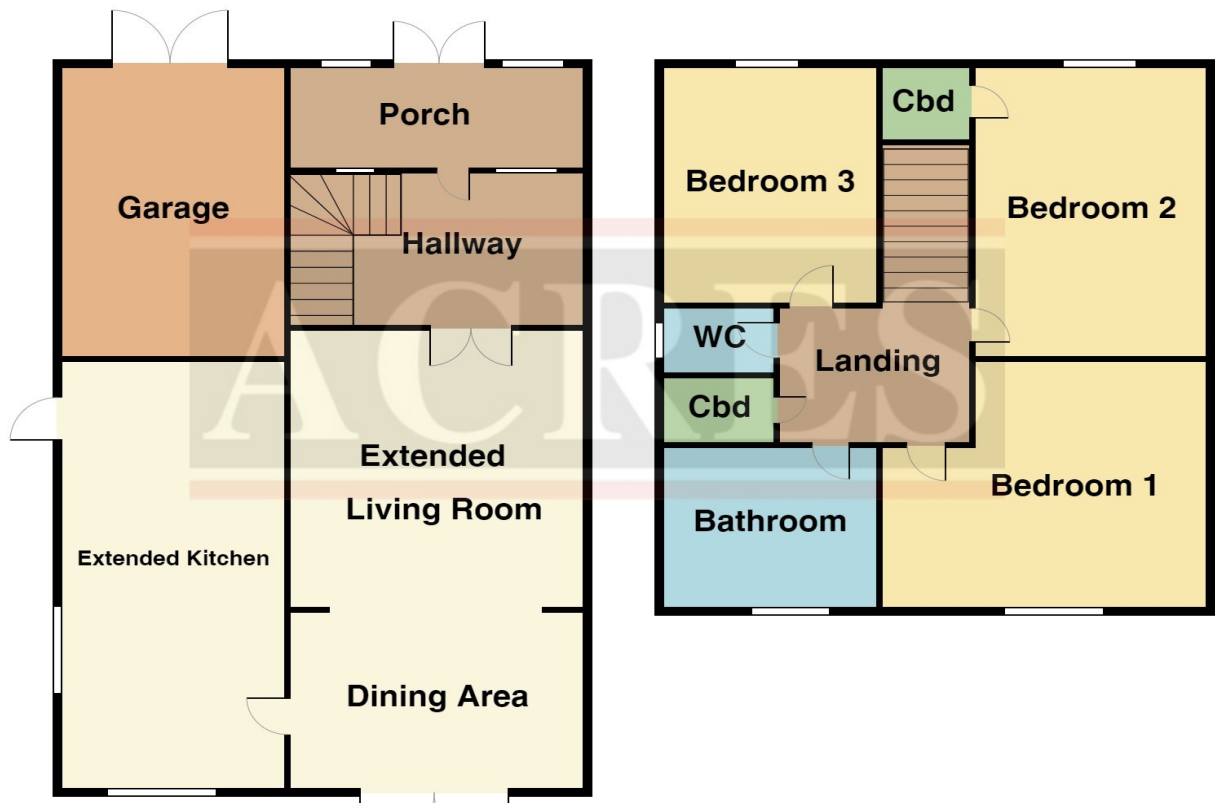


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.

KINROSS CRESCENT



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	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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