

ACRES

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



- * SEMI DETACHED FAMILY HOME
- * THREE BEDROOMS
- * TWO RECEPTION ROOMS
- * FITTED KITCHEN
- * SEPARATE UTILITY ROOM
- * DOWNSTAIRS GUEST WC
- * FAMILY SHOWER ROOM
- * SIDE GARAGE & DRIVEWAY
- * LOW MAINTENANCE REAR GARDEN
- * POTENTIAL TO EXTEND (STPP)



47 Denewood Avenue, Birmingham, B20 2AB Offers in the region of £250,000

LOOKING TO TURN SOMETHING INTO YOUR DREAM HOME? LOOK NO FURTHER! This is a wonderful opportunity to purchase a traditional styled property located on a very popular residential road beaming with potential in every way shape & form. The house is incredibly generous in size and benefits from double glazing / single glazing and gas central heating (both where specified). The interiors include enclosed porch, very spacious and welcoming hallway, front reception room, second rear reception room with doors into sun room and fitted kitchen leading separate utility room, guest W.C. and garage. To the first floor are three excellent bedrooms and family shower room with separate W.C.. Outside is a fore garden offering multiple parking space along with access to garage front and to the rear is a low maintenance garden! An early viewing is highly recommended to appreciate size & potential! **NO UPWARD CHAIN!**

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

PORCH: 7'6 max, 3'1 min x 3'9 max, 1'6 : Double glazed windows doors and windows to front along with door into;

HALLWAY: 6'4 max, 3'8 min x 14'3 : Stairs to first floor, cupboard space, radiator and doors into;

FRONT RECEPTION ROOM: 11'9 max, 10'7 min x 15'11 (bay)12'0 min : A great size living area with fire surround and fire, radiator, double glazed bay window to front.

REAR RECEPTION ROOM: 10'10 max, 9'4 min x 13'1 : A further second reception room with fire surround and fire, radiator and double doors into;

SUNROOM: 9'8 x 6'4 : Glazed windows surrounding along with door into garden.

FITTED KITCHEN: 7'5 x 8'6 : Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer, integrated oven, tiling to splashback, space for freestanding cooker, fridge freezer and radiator.

SEPARATE UTILITY: 7'7 max, 5'9 min x 7'8 : Wall cupboards, work surface and space and plumbing for washing machine and dryer along with doors into garage and;

DOWNSTAIRS GUEST WC: 3'9 x 5'0 : Close coupled WC and wash hand basin.

LANDING: 2'5 x 9'11 : Doors into;

BEDROOM ONE: 11'10 max, 11'1 min x 13'2 max, 10'3 (wardrobe) : A great size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM TWO: 10'1 max, 8'10 (wardrobe) x 15'11 (bay) 12'1 min : A further good size double bedroom with built in wardrobe system, double glazed bay window to front and radiator.

BEDROOM THREE: 7'7 x 9'0 : A final spacious bedroom, double glazed window to front and radiator.

SHOWER ROOM: 6'7 x 5'6 : Shower cubicle, wash hand basin, tiling to walls, radiator and double glazed opaque window to rear.

SEPARATE W.C: Close coupled WC and double glazed window to side.

REAR GARDEN: A good size garden with paved patio area throughout with fencing to borders.

SIDE GARAGE: 8'0 x 19'1 max, 15'6 min : Pull to garage doors, 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.

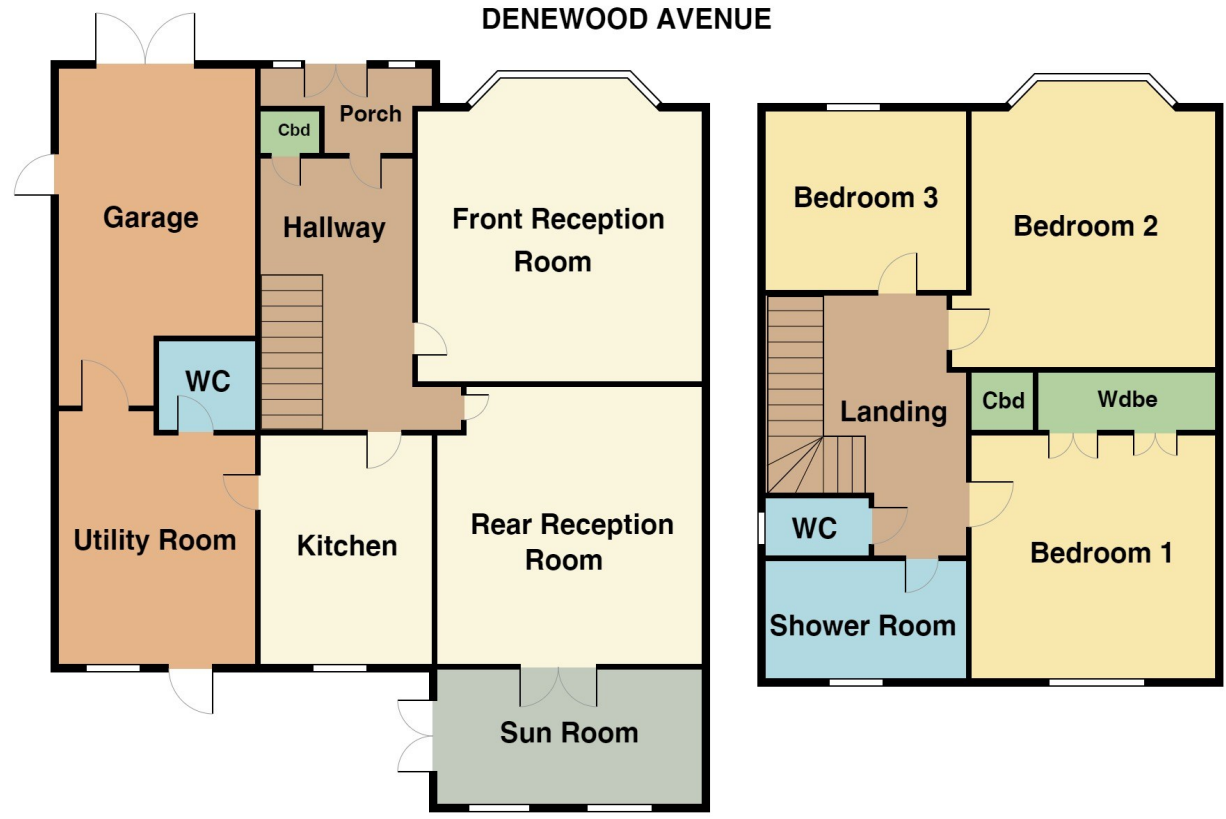
COUNCIL TAX BAND: C



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.



EPC TO BE INSERTED HERE

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

DENEWOOD AVENUE