

ACRES

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- * EXTENDED SEMI DETACHED FAMILY HOME
- * FOUR BEDROOMS (THREE DOUBLE)
- * HIGH SPEC THROUGHOUT
- * FRONT RECEPTION ROOM & EXTENDED REAR RECEPTION ROOM
- * EXTENDED MODERN FITTED KITCHEN
- * SPACIOUS SEPARATE UTILITY ROOM
- * DOWNSTAIRS GUEST SHOWER ROOM
- * MODERN FAMILY BATHROOM
- * MODERN ENSUITE SHOWER ROOM TO BEDROOM ONE



20 Epwell Road, Birmingham, B44 8DD- Offers in the region of £385,000

Acres are delighted to offer for sale this heavily extended traditional styled property with a fantastic finish from start to finish! Ideally located in a lovely sought after location & benefiting from double glazing and gas central heating (both where specified). The interiors include; large enclosed porch, stunning entrance hall leading into spacious front reception room, extended rear reception room, extended modern re-fitted kitchen / diner with separate utility and downstairs guest shower room / W.C.. To the first floor are three bedrooms and a modern family bathroom and to the second floor is a fantastic fourth double bedroom with modern en-suite shower room. Outside is a block paved driveway allowing off road parking and to the rear is a beautiful sized garden with patio to fore leading to large lawn with fenced borders. This property should be viewed to be fully appreciated both location, size and quality! Hurry before you're too late!

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

PORCH: 8'0 X 3'0 : Double glazed windows and door with door into;

HALLWAY: 6'5 MAX, 3'7 MIN X 15'4 : A light and airy landing with stairs to first floor, cupboard space, radiator and doors into;

FRONT RECEPTION ROOM: 10'10 x 14'0 (bay) 11'4 min : A great size reception room, double glazed bay window to front and radiator.

EXTENDED REAR RECEPTION ROOM: 10'11 x 19'10 : A fantastic sized extended further reception room, currently used as living / dining space, double glazed sliding patio door to rear and radiator.

EXTENDED FITTED KITCHEN: 12'11 max, 5'9 min x 16'11 max, 11'4 min : A beautiful extended fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, tiling to splashback, space for range cooker, space and plumbing for fridge freezer, radiator and door onto patio along with door into;

SEPARATE UTILITY: 7'5 max, 2'7 min x 18'8 max, 10'7 min : Having space and plumbing for washing machine and tumble dryer, door to front and door into;

DOWNSTAIRS SHOWER ROOM: 3'11 x 7'0 : Having walk in shower cubicle, close coupled WC, wash hand basin and double glazed opaque window to front.

LANDING: 3'6 X 9'3 : Double glazed opaque window to side and doors into;

BEDROOM TWO: 10'1 max, 8'4 (wardrobe) x 14'5 (bay) : A great size double bedroom with built in wardrobe system, double glazed bay window to front and radiator.

BEDROOM THREE: 10'11 max, 9'9 min x 11'9 : A further spacious double bedroom, having double glazed window to rear and radiator.

BEDROOM FOUR: 7'5 x 5'3 : A single bedroom with double glazed window to front and radiator.

BATHROOM: 6'2 x 8'0 : Fitted suite with panelled bath, shower over, wash hand basin set into vanity unit , close coupled WC and double glazed opaque window.

SECOND FLOOR LANDING: 2'8 x 6'4 : A light and airy landing with Velux window and doors into;

BEDROOM ONE: 14'3 max, 10'1 min x 17'3 max, 5'6 min : A fantastic sized double bedroom with double glazed window to rear, double glazed Velux window to front, storage into the eaves and radiator.

ENSUITE: 6'4 x 8'2 : A modern re-fitted suite to include walk in shower cubicle, wash hand basin set into vanity unit and close coupled WC.

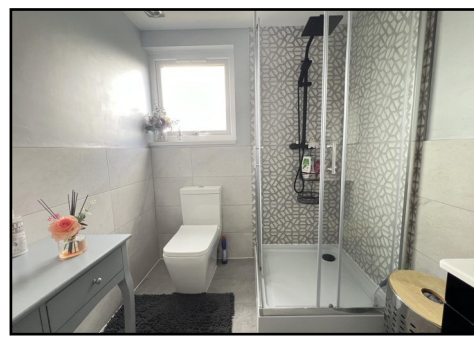
REAR GARDEN: A good size garden with decked patio area to fore and lawn with fencing to borders.

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: C.

VIEWING: Recommended via Acres on 0121 358 6222.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



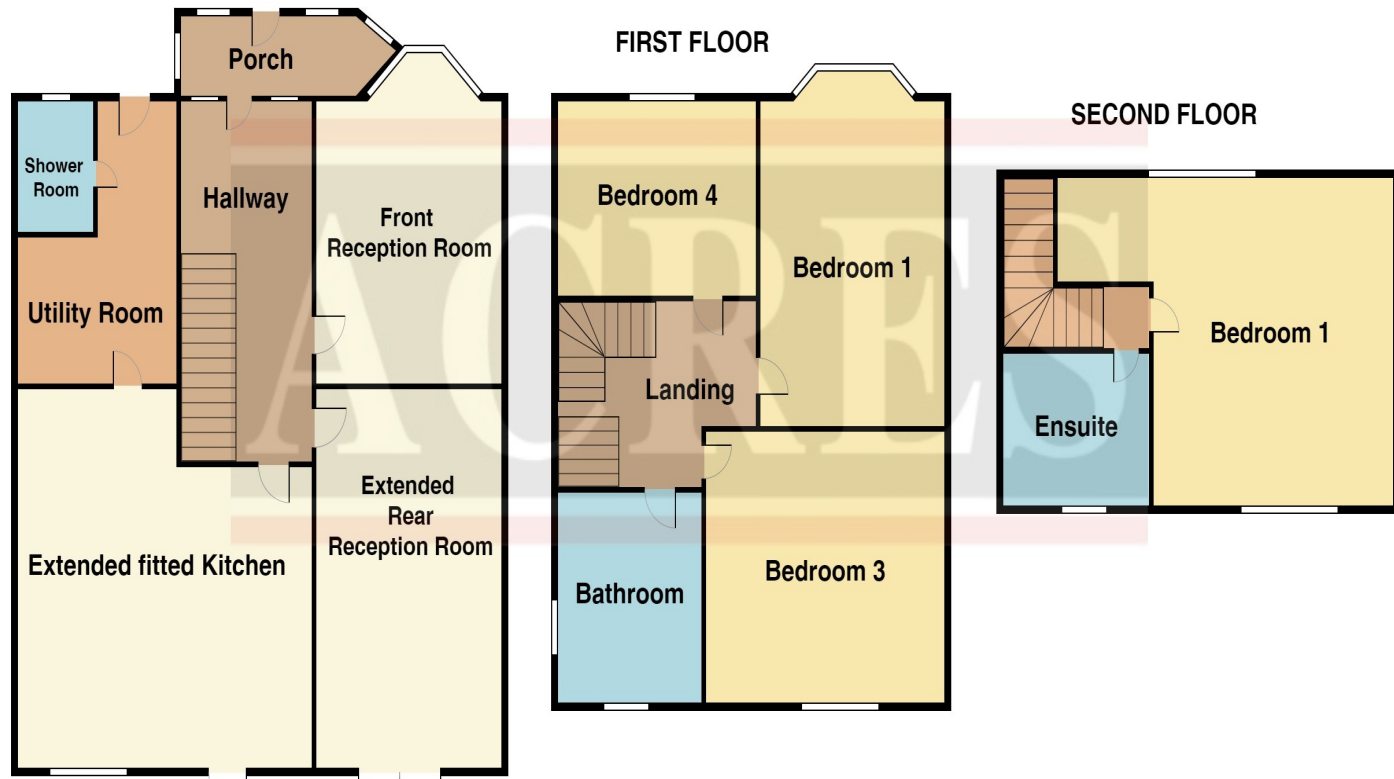
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested 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.

GROUND FLOOR

EPWELL ROAD

FIRST FLOOR

SECOND FLOOR



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		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

EPWELL ROAD