

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * EXTENDED END OF TERRACED HOUSE
- * THREE DOUBLE BEDROOMS
- * EXTENDED LIVING ROOM
- * ADDITIONAL DINING ROOM
- * MODERN FITTED KITCHEN
- * MODERN FAMILY BATHROOM
- * LARGE DOUBLE SIDE GARAGE
- * LOW MAINTENANCE REAR GARDEN
- * HIGH SPEC THROUGHOUT
- * POTENTIAL TO EXTEND (STPP)



19 Croyde Avenue, Birmingham, B42 1JB - Offers in the region of £325,000

It is a pleasure to offer for sale this superb extended end of terraced property located in a prime corner location benefiting scope for extension in all areas (STPP). Benefiting from double glazing and gas central heating (both where specified) The interiors offer, enclosed porch, large welcoming hallway, light and airy dining room to front with spacious extended living room to rear and a beautiful modern fitted kitchen. The property also benefits a large side garage with scope to convert & extend over (STPP). To the first floor are three excellent double bedrooms and large family bathroom with bath and separate shower. Outside is a fore garden offering off road parking space with access to garage front and to the rear is a well sized low maintenance garden with artificial lawn and patio area surrounded by an abundance of bushes and trees. Viewing comes highly recommended to appreciate this fabulous family home and the potential that is on offer! Hurry before you're too late!

Accessed from the fore via brick blocked driveway offering off road parking for multiple cars along with access into side garage and door leading to;

PORCH: 3'3 x 3'1: Double glazed windows and door with door into;

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

EXTENDED LIVING ROOM: 18'10 x 19'10 max, 18'9 min : A great size extended living area with radiator, double glazed double doors and window to rear.

DINING ROOM: 7'3 x 12'6 : A lovely spacious dining room with radiator and double glazed window to front.

FITTED KITCHEN: 7'1 x 12'9 : Modern fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to front, integrated oven, electric hob with extractor hood over, integrated microwave, tiling to splashback, space and plumbing for washing machine, space for fridge freezer and radiator.

LANDING: 5'10 x 2'10 : A light and airy landing with doors into;

BEDROOM ONE: 9'7 max, 7'6 (wardrobe) x 13'10 max, 11'10 (wardrobe) : A great size double bedroom with built in wardrobe system, double glazed bay window to rear and radiator.

BEDROOM TWO: 10'0 max, 9'6 min x 10'7: A further good size double bedroom with double glazed window to front and radiator.

BEDROOM THREE: 9'0 x 10'8 : A final spacious double bedroom, double glazed window to rear and radiator.

BATHROOM: 8'4 x 7'5: Modern fitted suite with panelled bath, separate walk in shower cubicle, wash hand basin, close couple W.C., tiling to walls, radiator and double glazed opaque window to rear.

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

SIDE DOUBLE GARAGE: 8'7 x 30'7 : Fantastic sized side garage with up and over garage door to front, ceiling light and double glazed window and door to rear. *(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.

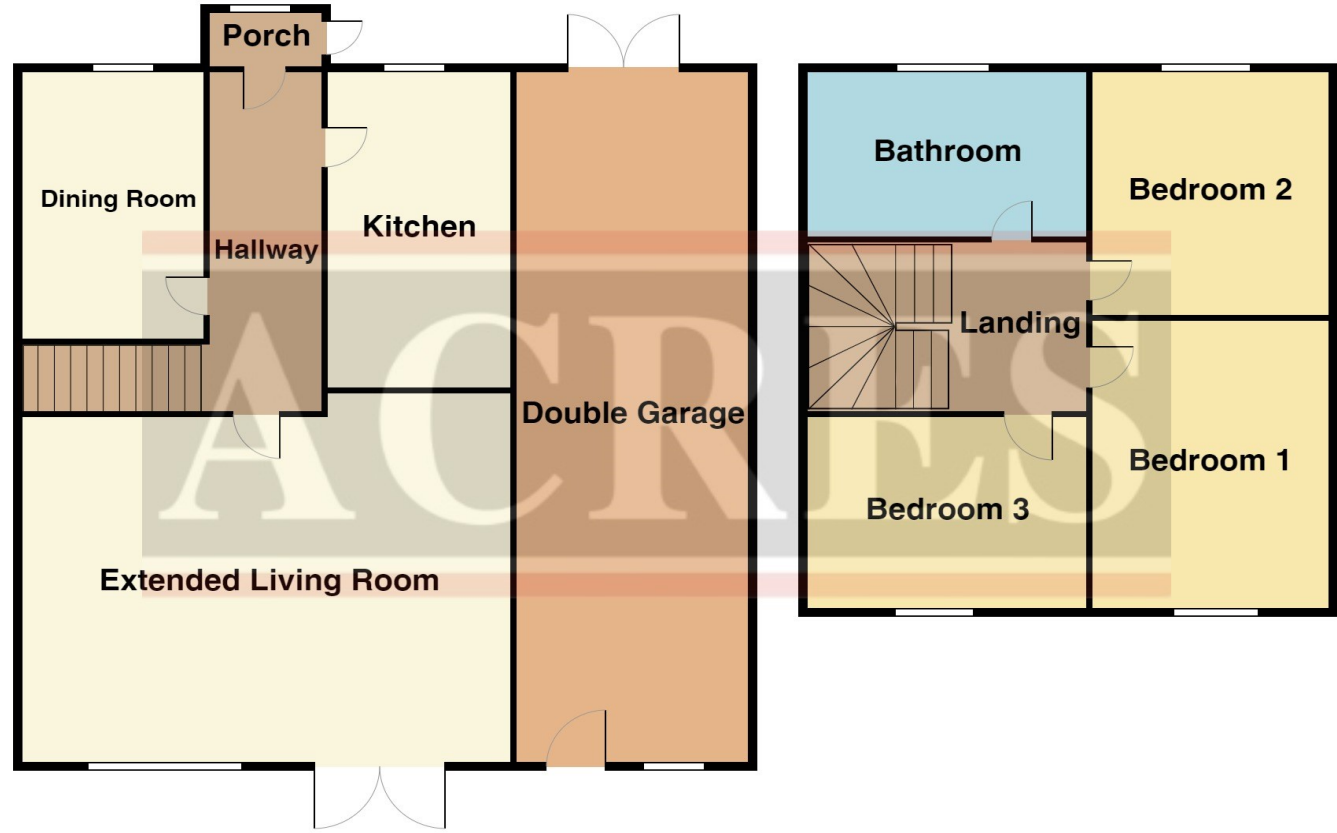


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.

CROYDE AVENUE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	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.

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