

ACRES

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- * EXTENDED SEMI DETACHED HOUSE
- * THREE DOUBLE BEDROOMS
- * LARGE OPEN PLAN KITCHEN/DINER
- * TWO FURTHER RECEPTION ROOMS
- * DOWNSTAIRS SHOWER ROOM
- * MODERN FAMILY BATHROOM
- * NEWLY BUILT REAR OUTHOUSE
- * OFF ROAD PARKING TO FRONT
- * HIGH SPEC THROUGHOUT
- * PRIME LOCATION



119 Collingwood Drive, Birmingham, B43 7JW - O.I.R.O. £350,000

Acres are delighted to offer for sale this heavily extended semi-detached property ideally situated on the Pheasey Estate with a stunning high finish throughout! The interiors have been improved throughout by the current owner to a fantastic standard and benefit from double glazing and gas central heating (both where specified). The interiors include light and airy porch, spacious hallway, generous stylish lounge to front, tremendous sized open plan kitchen / diner with further double doors into a third spacious reception room and guest downstairs shower room / W.C. off. To the first floor are three spacious bedrooms all with fitted wardrobes and a modern family bathroom. Outside is a fore garden with blocked paved driveway for off road parking. To the rear is a low maintenance garden with patio to fore leading to lawn with pathway leading to large rear outhouse benefiting two further rooms, ceiling light and power points! This property really has it all therefore call for your viewing today before you're too late!

Accessed from the fore via brick blocked driveway offering ample off road parking along with sliding door leading to;

PORCH: Double glazed windows and door with door into;

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

LIVING ROOM: 14'6 (bay) x 10'10 A great size living area with radiator and double glazed bay window to front.

OPEN PLAN KITCHEN/FAMILY ROOM: 28'7 x 15'7 : Extended open plan fitted kitchen / diner with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to side, integrated oven/ microwave, five ring gas hob with extractor hood over, integrated dishwasher and fridge freezer, tiling to splashback, space and plumbing for washing machine, radiator, leading to family sitting room with radiator, double glazed window to side and double doors to:

REAR RECEPTION ROOM: 16'6 x 10'0 min : Having radiator double glazed window to rear and double glazed double doors to side along with door into;

ENSUITE SHOWER ROOM: A modern re-fitted suite to include walk in shower cubicle, close coupled WC, wash hand basin and ladder style radiator.

LANDING: Access to loft and doors into;

BEDROOM ONE: 12'6 x 8'8: A great size double bedroom with built in wardrobe system, double glazed window to front and radiator.

BEDROOM TWO: 10'3 x 8'10: A further good size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM THREE: 9'2 x 8 : A final double bedroom, double glazed window to front and radiator.

BATHROOM: A modern fitted suite with panelled bath with shower unit over, wash hand basin set into vanity unit, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to rear.

REAR GARDEN: A good size garden with paved patio area and lawn with fencing to borders along with paved pathway leading into;

OUT HOUSE / GARDEN ROOM: 16'3 min, 12'0 min x 11'8 : A fantastic additional space ideal for ones own use, having double doors to the front, double glazed window and door leading to;

STORE ROOM: 12'0 x 5'9 : Double glazed window and shelving.

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.

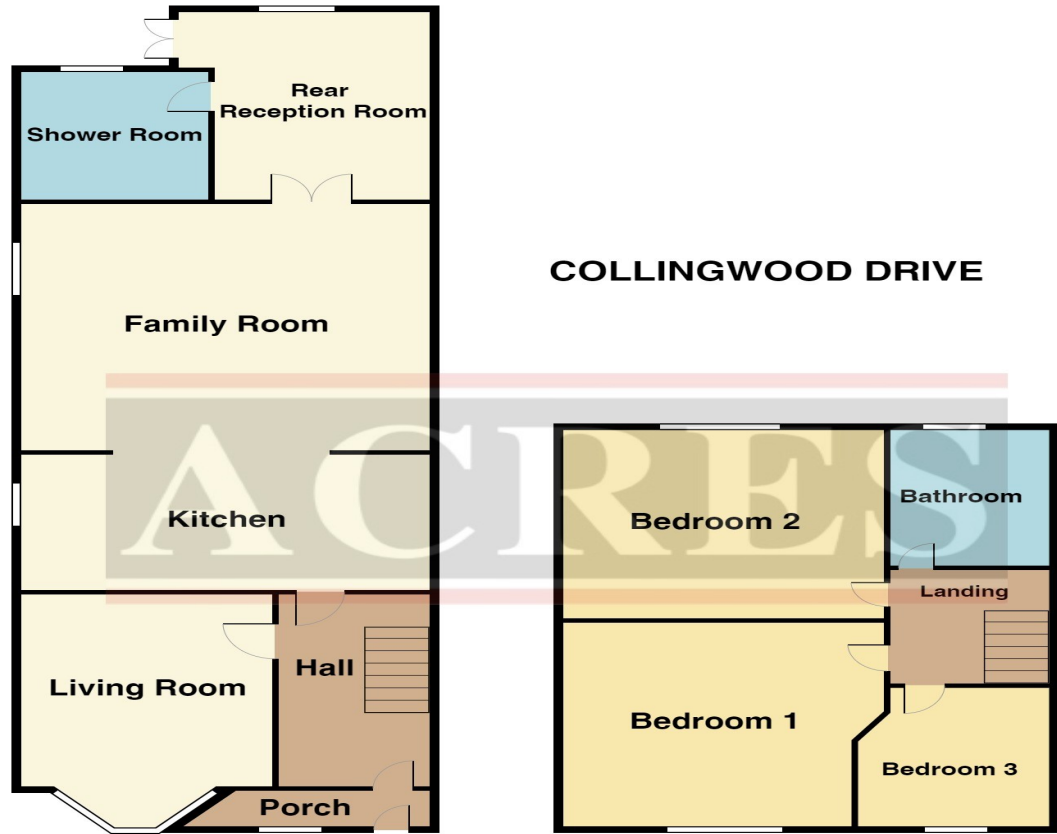
VIEWING: Recommended via Acres on 0121 358 6222.



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.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | 71 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.

COLLINGWOOD DRIVE