

ACRES

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- * SPACIOUS MID TERRACED PROPERTY
- * THREE BEDROOMS
- * WELL PRESENTED LIVING ROOM
- * OPEN PLAN MODERN KITCHEN/DINER
- * SPACIOUS CONSERVATORY
- * DOWNSTAIRS GUEST W.C
- * MODERN FAMILY BATHROOM
- * OFF ROAD PARKING TO FRONT
- * LOW MAINTENANCE REAR GARDEN
- * WITH FANTASTIC VIEWS/PRIVACY
- * IDEAL FIRST TIME BUY



288 Shady Lane, Birmingham, B44 9EB - Offers in excess of £240,000

Acres are honoured to offer for sale this beautifully presented mid terraced property set in a prime location for public transport and local schooling for all ages! Benefiting from double glazing and gas central heating (both where specified). The interiors include, enclosed porch, welcoming entrance hall feeding into lovely modern open plan fitted kitchen / diner along with spacious living room to rear with sliding doors into conservatory. To the first floor are three fantastic sized bedrooms and a modern fitted bathroom with white suite. Outside to front is a driveway allowing off road parking and to the rear is a large low maintenance garden with patio to fore leading to lawn with newly fitted summer house to far rear with further patio and shed storage space. This property offers a perfect chance for someone to drop there furniture and live happily ever after! Hurry before you're too late! IDEAL FIRST TIME BUY!

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

PORCH: 5'3 max, 3'7 min x 6'0 : A fantastic additional space ideal for cloakroom storage, double glazed windows and door with door into;

HALLWAY: 5'10 max, 2'10 min x 16'10 : Stairs to first floor, under stairs storage space, radiator and doors into;

OPEN PLAN KITCHEN/DINER : Modern open plan fitted kitchen / diner with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to front, integrated oven, gas hob with extractor hood over, tiling to splashback, utility area with space and plumbing for washing machine, space for fridge freezer and tumble dryer and radiator along with space for dining table and chairs.

LIVING ROOM: 15'9 x 13'1 : A great size living area with fire surround and fire, radiator and double glazed sliding doors into;

CONSERVATORY: 15'1 x 6'7 : A brilliant additional space with double glazed windows, double glazed double doors to rear and tiled flooring.

DOWNSTAIRS GUEST W.C : 2'8x 5'8 : Close coupled WC and wash hand basin set into vanity unit.

LANDING: 6'0 max, 3'0 min x 10'3 : Access to loft and doors into;

BEDROOM ONE: 15'5 x 8'6 : A great size double bedroom with double glazed window to rear and radiator.

BEDROOM TWO: 13'10 x 9'10 : A further good size double bedroom with double glazed window to front and radiator.

BEDROOM THREE: 7'3 9'6 : A final spacious single bedroom, double glazed window to rear and radiator.

BATHROOM: 5'11 x 8'2: A modern fitted suite with panelled bath, separate shower cubicle, wash hand basin set into vanity unit, close couple W.C. set into vanity unit, tiling to walls, radiator and double glazed opaque window to front.

REAR GARDEN: A good size low maintenance garden with paved patio area and lawn with fencing to borders along with newly built summer house to far rear and further shed storage behind.

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.

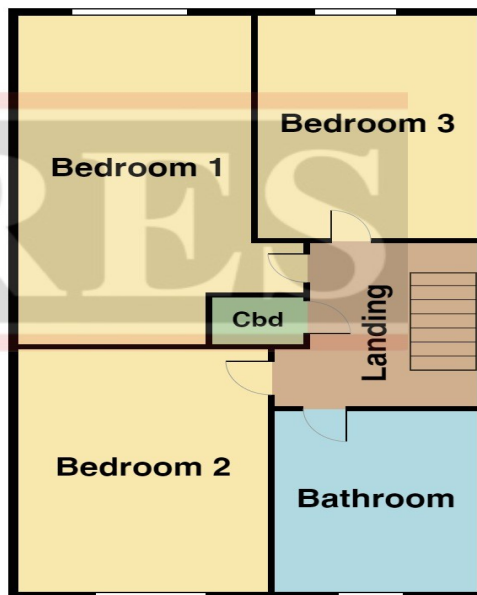


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





SHADY LANE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating

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

SHADY LANE