

ACRES

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- * EXTENDED SEMI DETACHED HOUSE
- * THREE BEDROOMS
- * EXTENDED OPEN PLAN KITCHEN/ DINER
- * SEPARATE UTILITY
- * SPACIOUS LIVING ROOM TO FRONT
- * DOWNSTAIRS SHOW ROOM WC
- * MODERN FAMILY BATHROOM
- * OFF ROAD PARKING TO FRONT
- * LOW MAINTENANCE REAR GARDEN
- * HIGH SPEC THROUGHOUT



152 Elmbridge Road, Birmingham B44 8AE - Offers in the region of £290,000

This superb extended family home offers excellent accommodation and is located in this popular residential area also offering fantastic local schooling for all age groups, public transport links and local shops. The property briefly comprises; porch leading into spacious reception hall, front reception room, rear reception room opening into newly fitted kitchen / diner, separate utility and downstairs guest W.C. / shower room. To the first floor are two spacious double bedrooms along with a single bedroom and modern re-fitted bathroom. To the rear is a good sized rear garden with patio to fore leading to lawn and communal access to rear as well as off road parking to front. Benefiting from gas central heating and double glazing (both where specified). Viewing is highly recommended to appreciate the accommodation on offer!

Access is via a tarmac driveway leading to;

PORCH: 6'1 x 2'9: Double glazed sliding doors with door into;

HALLWAY: 11'3 x 5'10: Spacious hallway with stairs to first floor, radiator and doors into;

FRONT RECEPTION: 14'9 / 10'10max x 10'0min: Double glazed bay window to front, radiator.

REAR RECEPTION: 13'8 / 10'10max x 9'7min: Double glazed bay window and door to rear, radiator.

KITCHEN/DINER: 22'9max x 10'11min/ 16'3max x 10'11min: Modern fitted kitchen with drawer base and eye level cupboards, work surfaces, space and plumbing for washing machine and fridge freezer, integrated oven and gas hob, stainless steel sink and drainer under double glazed window to rear, dining space with radiator, door out to garden, and opening to;

UTILITY ROOM: 8'1 x 6'6: Having space and plumbing for washing machine and storage cupboard.

DOWNSTAIRS SHOWER ROOM: 2'11 x 2'8: Walk in shower cubicle, close couple W.C. and wash hand basin set into vanity unit.

LANDING: 5'10 x 4'5: Doors into;

BEDROOM ONE: 14'11 / 10'11max x 10'1min: Double bedroom with double glazed bay window to front, radiator and ceiling light point.

BEDROOM TWO: 13'7 / 10'11max x 9'3min: A further double bedroom with double glazed bay window to rear and radiator.

BEDROOM THREE: 8'1 x 6'10: Double glazed window to rear.

BATHROOM: 6'6 x 5'7: White suite comprising panelled bath with shower over, wash hand basin, close couple W.C., tiling to walls, radiator, double glazed opaque window.

REAR GARDEN: Paved patio with lawn area and fencing to borders with communal access to rear.

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.

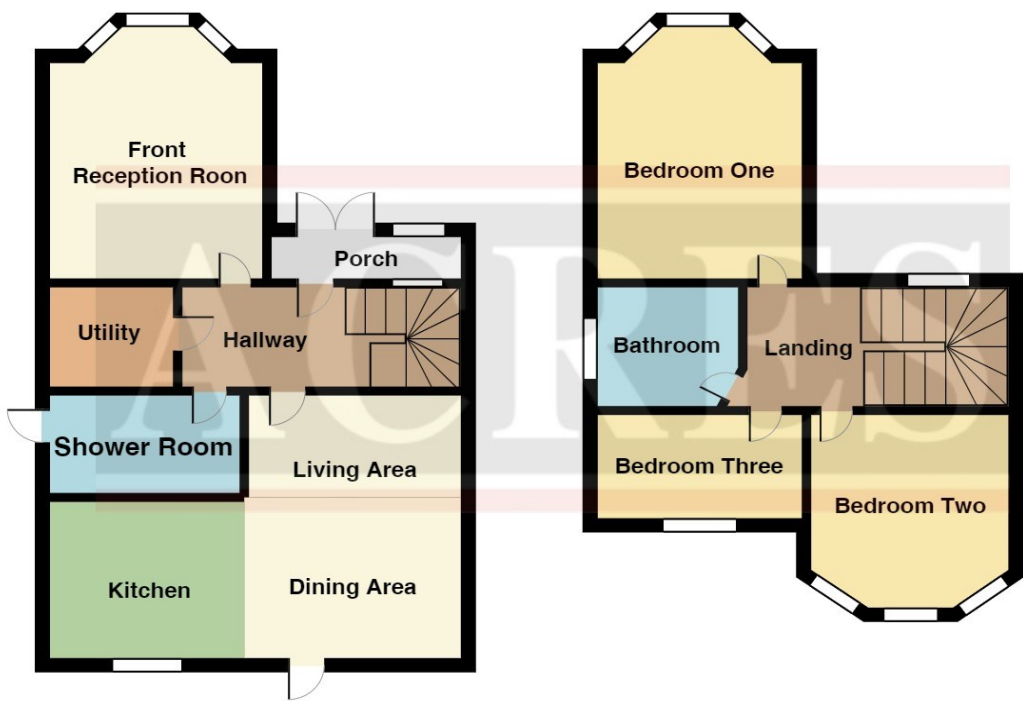


FREE SALES & RENTAL VALUATIONS — INDEPENDANT MORTGAGE ADVICE



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.

Elmbridge Road, Birmingham



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		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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