

# ACRES

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- \* MID TERRACED PROPERTY
- \* THREE BEDROOMS
- \* SPACIOUS LIVING ROOM
- \* MODERN PLAN OPEN KITCHEN/DINER
- \* LARGE CONSERVATORY
- \* MODERN FAMILY BATHROOM
- \* LOFT ROOM WITH WINDOWS & RADIATOR
- \* OFF ROAD PARKING TO FRONT
- \* HIGH SPEC THROUGHOUT
- \* IDEAL FIRST TIME BUY



**63 Grindleford Road, Great Barr B42 2SQ - Offers in excess of £225,000**

Acres are delighted to offer for sale this high quality mid-terraced property located on The Beeches with fantastic local schooling, public transport links into Birmingham City Centre that benefits from double glazing and gas central heating (both where specified). The interiors include large enclosed porch leading into very well presented living room, open plan modern re-fitted kitchen / diner with double doors into spacious conservatory. To the first floor is a landing with doors into two double bedrooms, one single bedroom and modern family bathroom with white suite along with loft access into converted loft space with Velux windows and radiator. Outside is a spacious driveway with parking space for multiple cars and to the rear is a patio to fore leading to lawn with single garage to far rear. This is a very popular road so an early viewing is highly recommended to appreciate the high standard throughout! IDEAL FIRST TIME BUY!

Accessed via driveway allowing off road parking to front with door leading into;

**PORCH: 6'7 x 1'6:** Double glazed windows and doors with door into;

**LIVING ROOM: 15'9max x 11'9min / 14'9(into bay) x 10'9min:** Stairs to first floor, radiator opening into a great size living area with wall mounted fire, radiator, double glazed bay window to front and double doors into;

**OPEN PLAN KITCHEN/DINER: 15'9 x 9'11:** Modern open plan fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated double oven, gas hob with extractor hood over, tiling to splashback, integrated washing machine, fridge freezer and dishwasher, dining area with radiator and double glazed doors into;

**CONSERVATORY: 12'11 x 9'5:** A great additional space with double glazed windows and double glazed doors out to garden, radiator and equinox roof.

**LANDING: 6'0max x 2'9min / 5'11:** Access to loft and doors into;

**BEDROOM ONE: 12'9 / 10'7max x 8'9(wardrobe):** A great size double bedroom with built in wardrobe system, double glazed window to front and radiator.

**BEDROOM TWO: 11'3 x 10'6:** A further good size double bedroom with double glazed window to rear and radiator.

**BEDROOM THREE: 9'10max x 6'1min / 6'9max x 3'6min:** A final good sized bedroom, double glazed window to front and radiator.

**BATHROOM: 6'9 x 6'0:** Modern fitted suite with panelled bath with shower over, wash hand basin, close couple W.C., tiling to walls, radiator and double glazed opaque window to rear.

**REAR GARDEN:** A good size garden with patio area to front and rear and lawn with fencing to borders.

**REAR GARAGE: 16'0 x 8'4:** *(please check the suitability of this garage for your own vehicle)*

**LOFT ROOM: 17'7 x 9'5:** A great space for ones own use with Velux window and radiator.

**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.

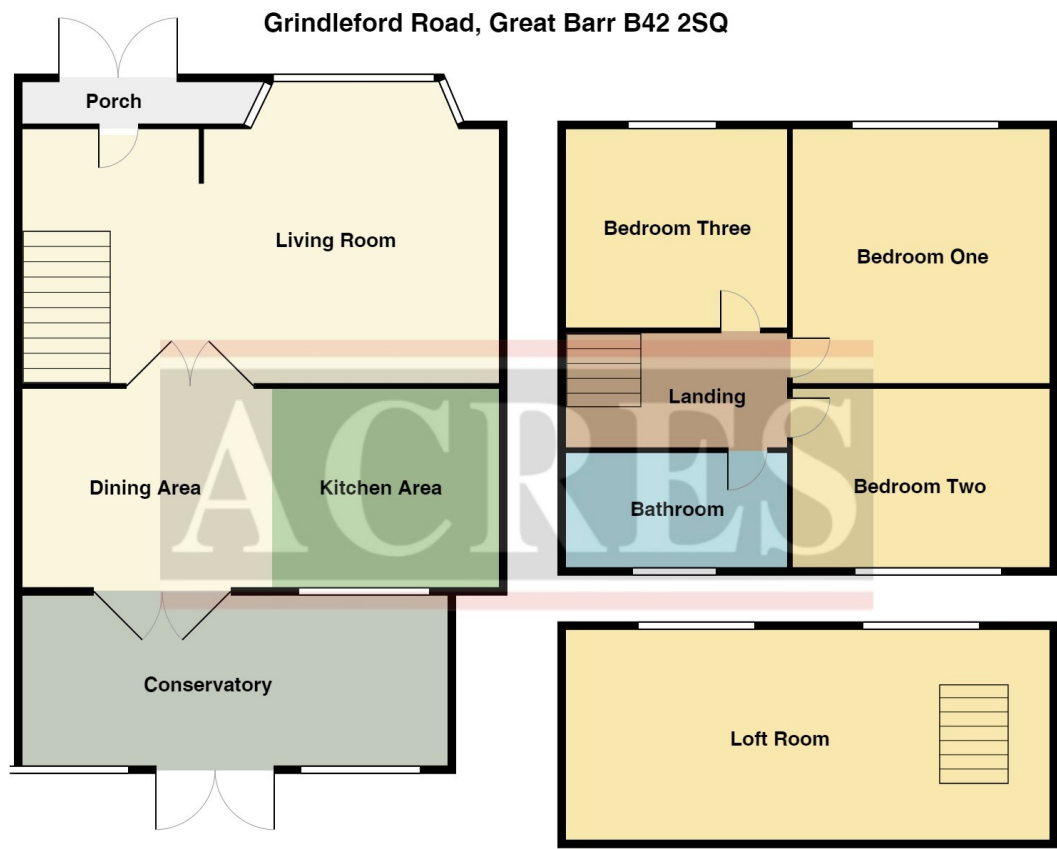
**VIEWING:** Recommended via Acres on 0121 358 6222.



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	72 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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