



Shirley Road, Acocks Green

Offers Over £230,000

- SPACIOUS MID TERRACED HOUSE
- THROUGH LOUNGE/DINER
- THREE GOOD SIZED BEDROOMS
- CENTRAL HEATING
- DRIVEWAY
- NO ONWARD CHAIN
- KITCHEN
- RE FITTED SHOWER ROOM
- DOUBLE GLAZING
- REAR GARDEN

A well presented, spacious mid terraced house on a popular road in Acocks Green with NO ONWARD CHAIN. This lovely property will make the perfect family home and is in a superb location near to a good range of shops, schools and transport links. Comprising entrance hall, through lounge/diner and kitchen to the ground floor. Upstairs there are three good sized bedrooms and a re fitted shower room. Further benefiting from central heating, double glazing, driveway and rear garden.

FRONT

Off road parking via a paved driveway and access to a hardwood opaque glazed door to:-

ENTRANCE HALL

Stairs to the first floor, radiator, laminate flooring, ceiling light point and door to:-

THROUGH LOUNGE/DINER

11'11 max x 26'4 (3.63m max x 8.03m)



Double glazed windows to the front and rear, two radiators, laminate flooring, door to the under stairs storage cupboard and door to:-

KITCHEN

5'11 max x 9'3 max (1.80m max x 2.82m max)



Fitted with a range of eye level, drawer and base units with a work surface over incorporating a stainless steel sink/drainer with mixer tap and laminate splash backs. Space and plumbing for appliances, wall mounted boiler, double glazed window to the rear, hardwood opaque glazed door to the rear garden, tiled floor, power and light points

LANDING

Loft access, power and light points and doors to:-

BEDROOM ONE

9' max x 13'2 (2.74m max x 4.01m)



Two double glazed windows to the front, radiator, power and light points

BEDROOM TWO

9' max x 12'10 (2.74m max x 3.91m)



Double glazed window to the rear, radiator, power and light points

BEDROOM THREE

7'11 max x 14'2 max (2.41m max x 4.32m max)

Double glazed window to the front, radiator, built in storage cupboard, power and light points

RE FITTED SHOWER ROOM 7'8 x 6'3 (2.34m x 1.91m)



Re fitted with a shower cubicle with a bar shower and rainfall shower head, pedestal sink and a low level flush WC. Tiling to a full height, opaque double glazed window to the rear, radiator, tiled floor and ceiling light point

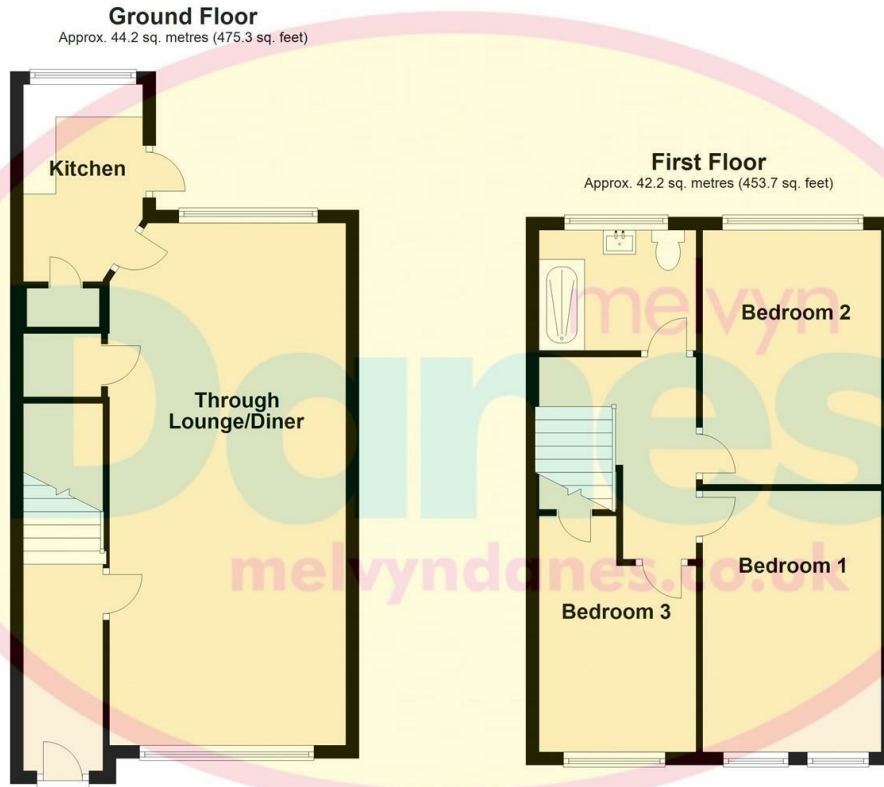
REAR GARDEN



The rear garden is mostly laid to lawn with a fence and hedging to the perimeter and a gated side access.

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



Total area: approx. 86.3 sq. metres (929.0 sq. feet)

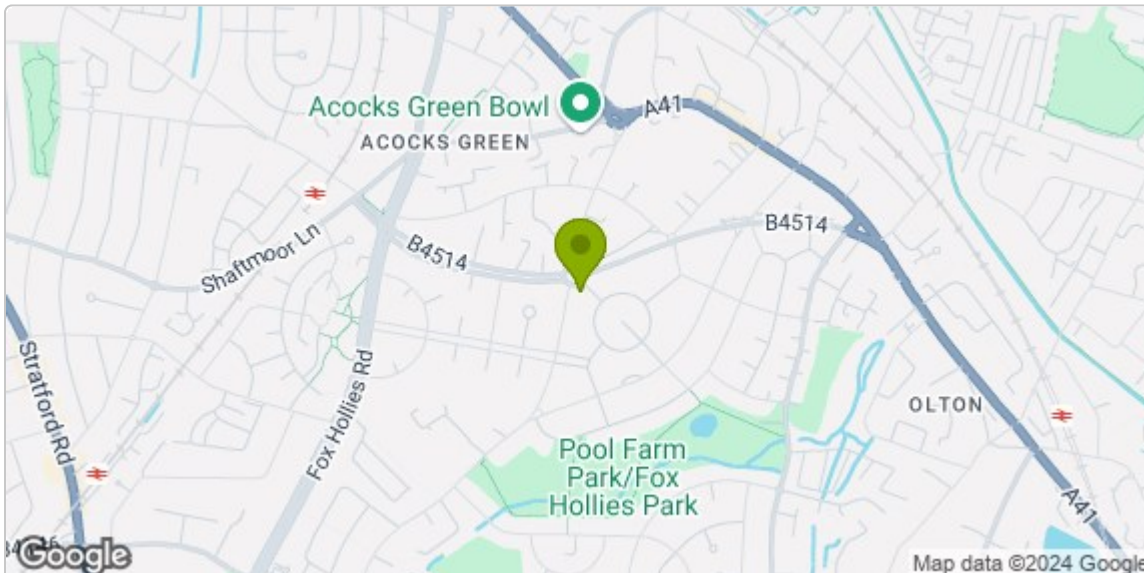
TENURE: We are advised that the property is **FREEHOLD**

COUNCIL TAX BAND: A

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
121 Shirley Road Acocks
Green Birmingham B27 7NN

Council Tax Band: A

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		86
	(69-80) C		
	(55-68) D	66	
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	