



Broad Road, Acocks Green

Offers Over £360,000

- CHARACTER SEMI DETACHED HOUSE
- SUN LOUNGE
- THREE DOUBLE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- LARGER REAR GARDEN
- LOUNGE & DINING ROOM
- KITCHEN & UTILITY
- FIVE PIECE BATHROOM
- NEAR TWO TRAIN STATIONS
- DOUBLE GARAGE

A double fronted, character property built in the 1850s, retaining many original features including sash shutters, picture rails and stained glass windows. This beautiful home offers superb value for money and is within walking distance of Acocks Green centre with its wealth of shops, and two train stations. Comprising entrance hall, lounge, dining room, sun lounge, kitchen and utility to the ground floor. On the upper floors are three double bedrooms, a study and a five piece bathroom.

FRONT

Approached via a walled fore garden with access to a hardwood glazed door to:-

ENTRANCE HALL

Stairs to the first floor, radiator, tiled floor, fuse box, power and light points and doors to:-

LOUNGE

17'5 x 10'6 max (5.31m x 3.20m max)



Double glazed window to the front with a sash shutter, double glazed window to the rear with shutters, two radiators, cast iron fireplace, picture rail, power and light points

DINING ROOM

12' x 11'8 max (3.66m x 3.56m max)



Double glazed window to the front with a sash shutter, radiator, fireplace with a slate hearth, gas meter cupboard, power and light points

SUN ROOM

8'3 x 5'5 (2.51m x 1.65m)

UPVC double glazed French doors to the rear garden, double glazed windows to the rear and side, tiled floor, power and light points

KITCHEN

10'8 x 12'1 (3.25m x 3.68m)



Fitted with a range of eye level, drawer and base units with a work surface over incorporating a Belfast style sink and tiling to splash prone areas. Gas range cooker inset into one of the original chimneys, wall mounted boiler, door to the pantry, tiled floor, power and light points and a stable door to:-

UTILITY

13'3 x 6'11 (4.04m x 2.11m)



Work surface with space and plumbing beneath for appliances, UPVC double glazed door to the rear garden, double glazed windows to the rear and side, tiled floor, power and light points

FIRST FLOOR LANDING

Stairs to the second floor, radiator, exposed wooden flooring, power and light points and doors to:-

BEDROOM ONE
17'6 x 14' max (5.33m x 4.27m max)



Double glazed windows to the front and rear, two radiators, cast iron fireplace, power and light points

BEDROOM TWO
12'1 x 12'1 max (3.68m x 3.68m max)

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

FIVE PIECE BATHROOM



Fitted with a freestanding roll top bath, shower cubicle with a mixer shower and rainfall shower head, pedestal sink, bidet and a low level flush WC. Tiling to a half height, opaque double glazed window to the rear, antique radiator, exposed wooden flooring, stained glass window and ceiling light point

SECOND FLOOR LANDING

Ceiling light point and door to:-

STUDY

10' max x 8' max (3.05m max x 2.44m max)

Storage into the eaves, power and light points and door to:-

BEDROOM THREE
14' x 13' (4.27m x 3.96m)



Double glazed window to the rear, exposed wooden flooring, storage into the eaves, power and light points

REAR GARDEN



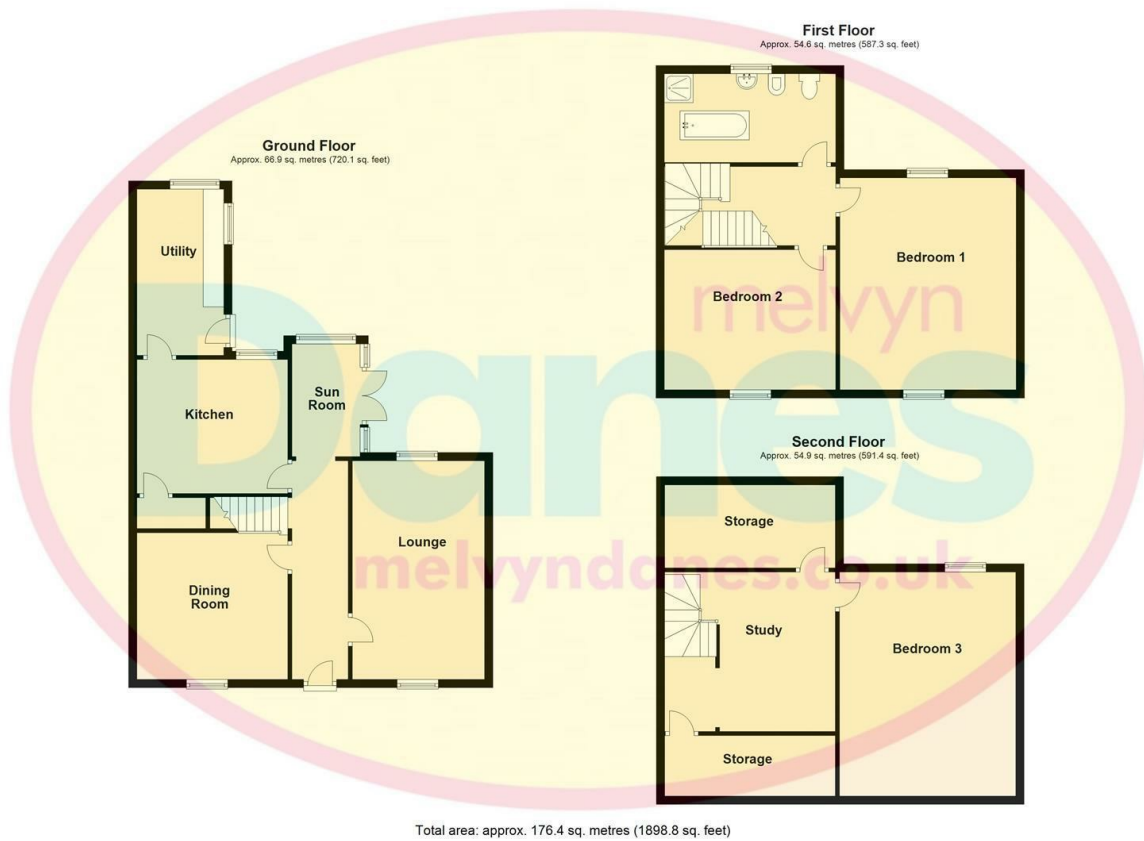
This good sized rear garden is laid to lawn with shrub borders. There is a gravelled seating area, rockery, potting shed, outside WC, fencing to the perimeters and access to:-

DOUBLE REAR GARAGE

With two metal up and over doors and a hard standing for two vehicles to the fore.

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.



TENURE: We are advised that the property is FREEHOLD

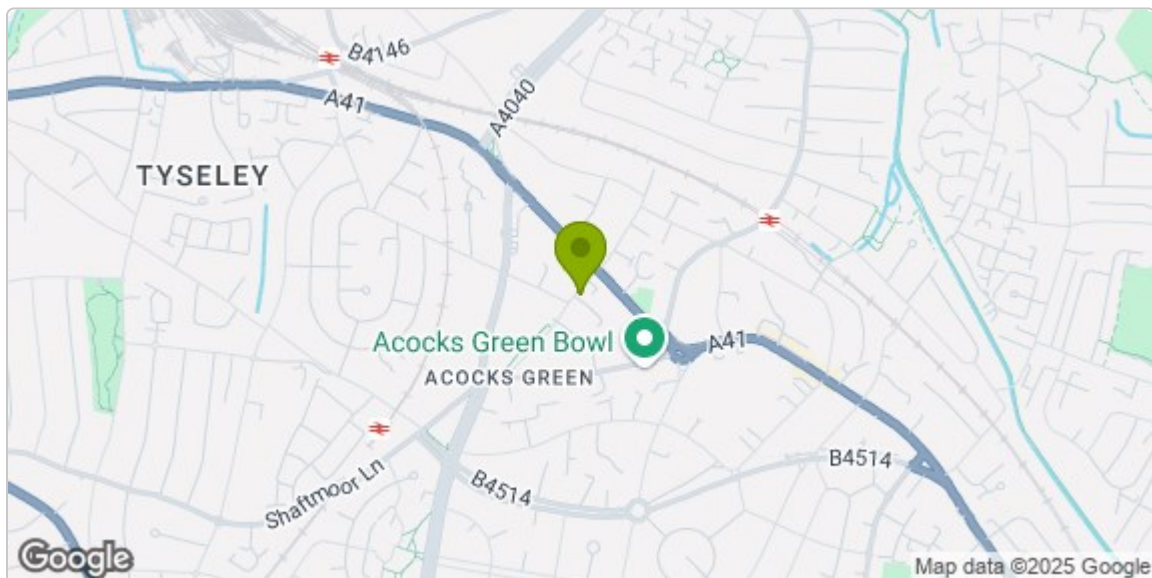
BROADBAND: We understand that the standard broadband download speed at the property is around 7 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 10/01/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 10/01/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external



Full Postal Address:
3 Broad Road Acocks Green
Birmingham B27 7UZ

Council Tax Band: B

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