



The Avenue, Acorns Green

Guide Price £250,000



PROPERTY OVERVIEW

This well-presented three bedroom end-terrace home offers an excellent opportunity for families, benefiting from a superb location close to a range of local amenities and shops. The property is accessed via a welcoming entrance porch, which opens into a delightful living room filled with natural light, creating a bright and inviting space for relaxation or entertaining guests. Adjacent to the living room, the spacious dining room provides ample space for family meals or more formal occasions, while the fitted kitchen boasts an abundance of work space and storage, making it ideal for those who enjoy cooking or hosting.

Upstairs, there are three bedrooms, including two generous doubles that offer plenty of room for furniture and personalisation, and a versatile single bedroom that is currently utilised as a home office but could easily serve as a nursery or guest room depending on your needs. The family bathroom is well-appointed and conveniently located for all bedrooms. Outside enjoys a generously sized rear garden with patio seating area, garden shed and greenhouse. Additional features include on-road parking for residents and visitors (subject to availability), as well as efficient access to transport links for commuters.





PROPERTY LOCATION

Acocks Green, just around four miles southeast of Birmingham's city centre, is a lovely area known for its bustling centre called "The Green". Here you'll find a vibrant hub where Warwick Road and three main local routes meet. The community here boasts a variety of amenities, from shops and schools to the convenience of the Acocks Green railway station and Warwick Road, which both provide easy transport links to Birmingham airport, Birmingham City Centre and Solihull.

Council Tax band: B

Tenure: Freehold

- Three Bedroom End-Terrace Home
- Ideal For Families
- Close To All Local Amenities And Shops
- Spacious Living Room
- Dining Room Leading To Fitted Kitchen
- Two Double Bedrooms & Versatile Single
- Family Bathroom
- Lawn Rear Garden
- Early Viewing Essential



ENTRANCE PORCH

LIVING ROOM

13' 4" x 12' 10" (4.06m x 3.91m)

DINING ROOM

13' 0" x 11' 10" (3.95m x 3.60m)

KITCHEN

6' 10" x 16' 10" (2.09m x 5.13m)



FIRST FLOOR

BEDROOM ONE

14' 10" x 13' 0" (4.51m x 3.96m)

BEDROOM TWO

11' 10" x 9' 8" (3.60m x 2.94m)

BEDROOM THREE

6' 9" x 7' 11" (2.05m x 2.42m)

BATHROOM

3' 8" x 8' 5" (1.12m x 2.56m)

TOTAL SQUARE FOOTAGE

95.0 sq.m (1027 sq.ft) approx.

OUTSIDE THE PROPERTY

GENEROUSLY SIZED REAR GARDEN

PATIO SEATING AREA

ON STREET PARKING

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, dishwasher, washing machine, all carpets, curtains and blinds, some light fittings, garden shed and greenhouse.



ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - part boarded.

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

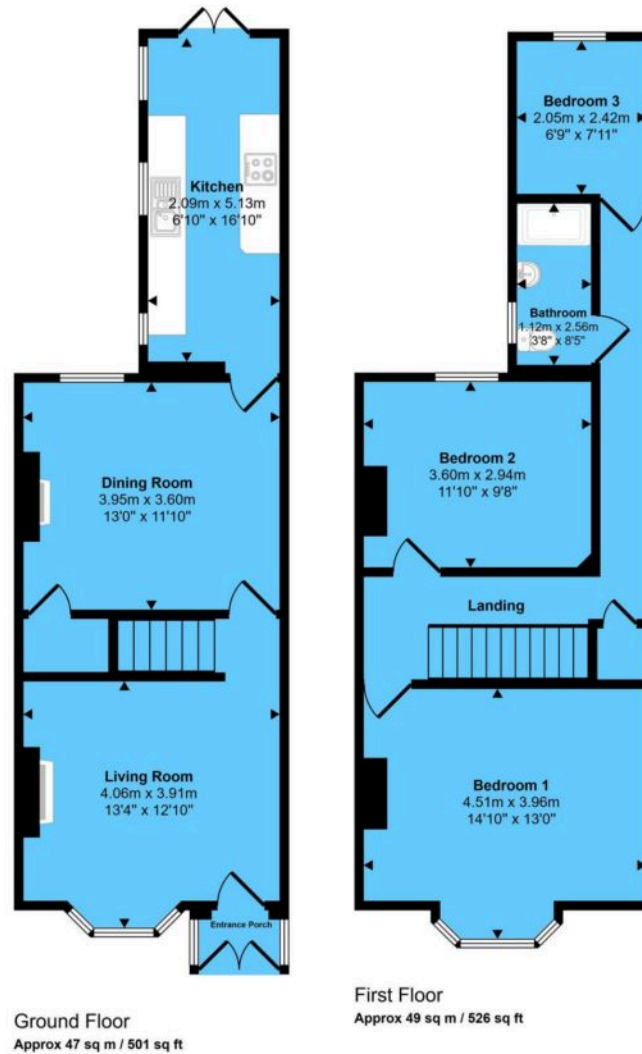
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area
95 sq m / 1027 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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