



**\*NO CHAIN\*** A spacious three bedroom mid terraced family home, benefiting from gas central heating and part double glazing. The property briefly comprises of two large reception rooms, spacious kitchen with integrated electric hob and oven, two double bedrooms and a further good sized single bedroom, modern upstairs bathroom with electric shower over bath, gardens to front and rear. The property is in walking distance to Acocks Green Train Station and is close to shops and amenities.

### Entrance porch

3'4" x 2'6" (1.04m x 0.78m)

Wooden door, tiled flooring.

### Hallway

Wooden single glazed door, carpeted, radiator.

### Reception room 1

15'0" x 11'10" (4.59m x 3.62m)

Wooden door, carpeted, radiator, double glazed bay window to front.

### Reception room 2

12'4" x 10'0" (3.77 x 3.07)

Wooden door, lino flooring, radiator, low level w/c, wash basin, shower cubicle, double glazed door leading to rear garden.

### Kitchen

16'0" x 8'4" (4.90m x 2.55m)

lino flooring, range of wall & base units incorporating fitted oven & hob, single and double glazed window to side, single glazed door to size, radiator.

### Bedroom 1

15'8" x 11'3" (4.79m x 3.44m)

Wooden door, carpeted, radiator, 2 x double glazed windows to front.

### Bedroom 2

12'4" x 10'0" (3.77m x 3.07m)

Wooden door, carpeted, radiator, single glazed window to rear.

### Bedroom 3

8'5" x 8'7" (2.59m x 2.64m)

Wooden door, carpeted, radiator, single glazed window to rear.

### Bathroom

6'11" x 5'6" (2.11m x 1.68m)

wooden door, lino flooring, radiator, single glazed window to side, bath with electric shower over bath, wash basin and low level WC.

### Tenure

The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

### Viewings

Viewings are strictly by appointment only via Archer Bassett.

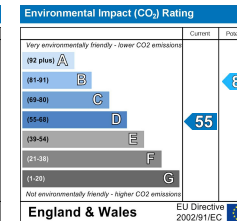
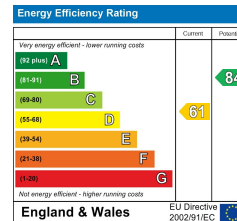


This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misstatements.  
Plan produced using Planitrac.



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