

Sunleigh Grove, Acocks Green



£250,000

# Sunleigh Grove, Acocks Green

- Semi-Detached
- Impressive Kitchen
- Lockable Garage
- Well Maintained
- 3 Bedrooms
- Off-Road Parking
- Garden
- Ideal Family Home

Tenure: Freehold  
Council Tax Band: C

Nestled in the Sunleigh Grove area of Birmingham, this delightful semi-detached house offers a perfect blend of comfort and practicality. With a generous living space of 794 square feet, this property is ideal for families or those seeking a bit more room to breathe.

The house features three well-proportioned bedrooms, providing ample space for rest and relaxation. The single reception room is inviting and serves as a wonderful area for entertaining guests or enjoying quiet evenings at home. The newly fitted kitchen is a standout feature, designed to meet modern needs while maintaining a warm and welcoming atmosphere.

The property boasts a well-appointed bathroom, ensuring convenience for all residents. One of the highlights of this home is the expansive garage, which offers significant storage space or the potential for a workshop, catering to various hobbies or practical needs.

Parking will never be an issue here, as the property accommodates up to three vehicles, making it perfect for families with multiple cars or for those who enjoy hosting visitors.

Built between 1930 and 1939, this house retains a sense of character while providing the essential comforts of contemporary living. Sunleigh Grove is a peaceful neighbourhood, ideal for those who appreciate a friendly community atmosphere while still being close to the amenities of Birmingham and Solihull.

In summary, this semi-detached house on Sunleigh Grove is a wonderful opportunity for anyone looking to settle in a spacious and well-equipped home. With its modern kitchen, ample parking, and large garage, it is sure to meet the needs of a variety of buyers. Don't miss the chance to make this charming property your own.

**Lounge/Dining Room**  
6.92m x 2.93m (22'8" x 9'7")  
Double glazed bay window to front, double glazed French windows to rear, carpet flooring, chimney breast, fireplace, wall mounted radiator, ceiling lights, skirting, coving to ceiling

**Kitchen**  
4.20m x 2.81m (13'9" x 9'3")  
Double glazed window to rear, double glazed door to rear, tile flooring, splash back tiling, ceiling lights, generous number of storage units, worktops, drainer sink with mixer tap, integrated gas cooker and extractor fan, integrated dish washer, integrated freezer, integrated double oven, plumbing for white goods

**WC**  
1.39m x 1.90m (4'7" x 6'3")  
Laminate flooring, wash basin with mixer taps, toilet, ceiling light

**Bedroom 1**  
3.91m x 2.93m (12'10" x 9'7")  
Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light, Built up wardrobes, wash basin with mixer taps, splash back tiling

**Bedroom 2**  
2.84m x 2.65m (9'4" x 8'8")  
Double glazed bay window to front, carpet flooring, wall mounted radiator, skirting, ceiling light, Built up wardrobes

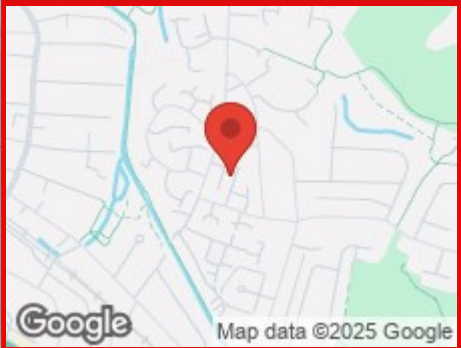
**Bedroom 3**  
1.86m x 1.99m (6'1" x 6'6")  
Double glazed window to front, carpet flooring, wall mounted radiator, skirting, ceiling light

**Bathroom**  
1.99m x 1.64m (6'6" x 5'5")  
Privacy double glazed window to rear, tile flooring, wall tiles, walk-in shower unit, wash basin with mixer tap, toilet

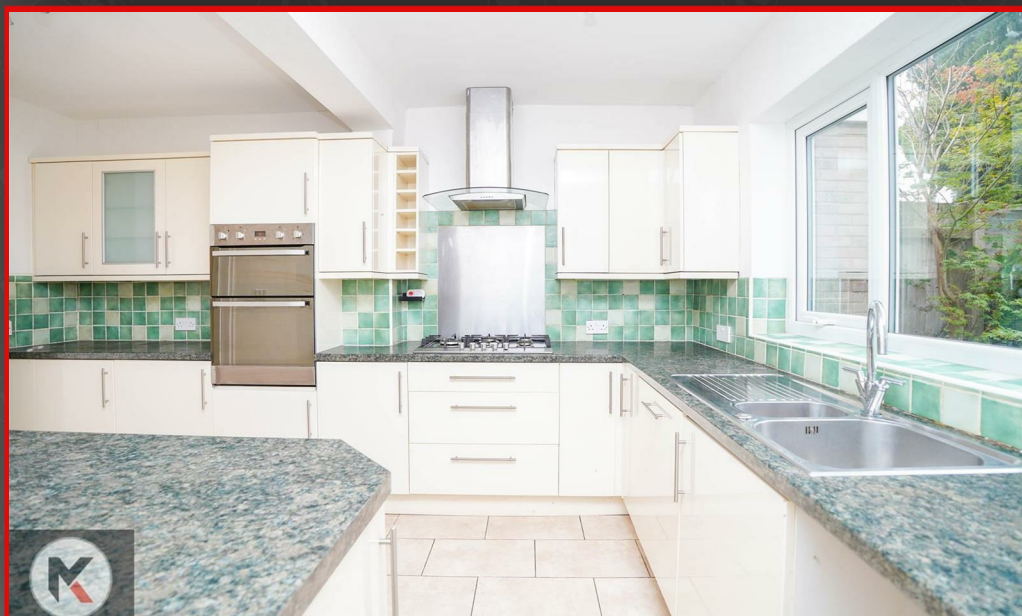
**Garage/Gym/Out Building**  
Garage door, ceiling light, concrete flooring, door to garden

**Garden**  
Garden slabs, privacy from rear, Fence panels to boundaries, out building, decking area, built in pond

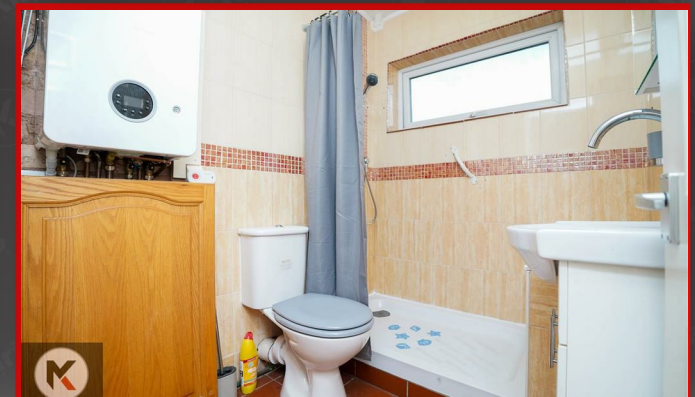
## Directions



## Sunleigh Grove, Acocks Green

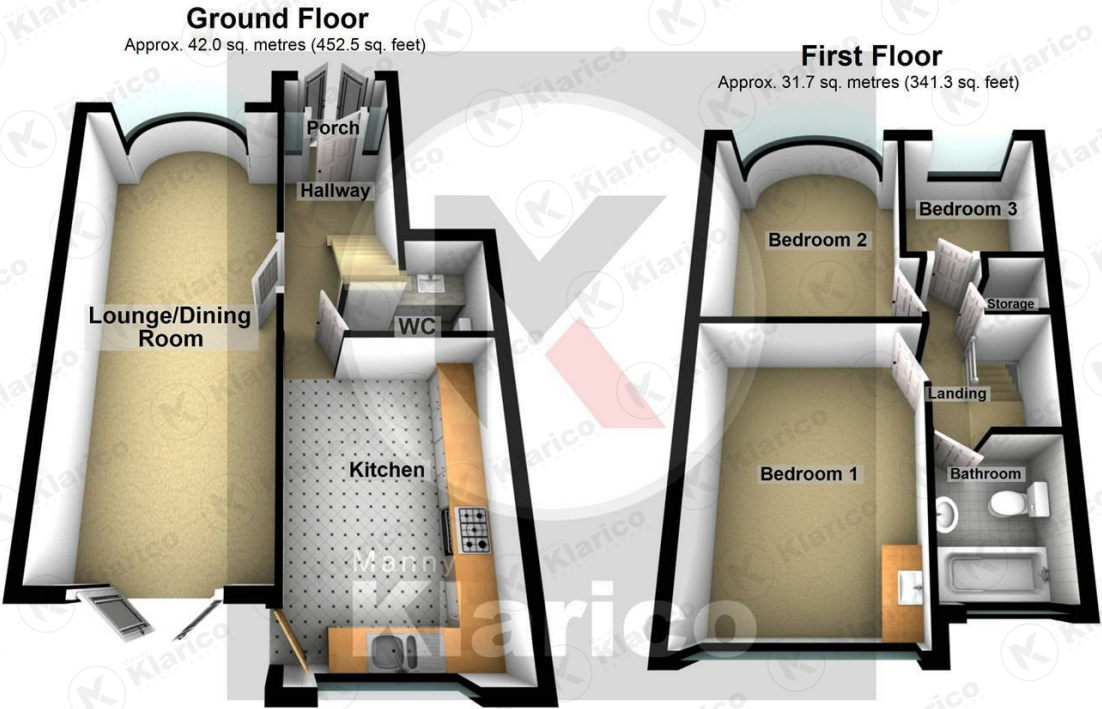


## Sunleigh Grove, Acocks Green



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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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