

Douglas Road, Acocks Green



3 2 2 E

£270,000



## Douglas Road, Acocks Green

- Mid Terraced
- Rear Extension
- uPVC Double Glazing
- Well Presented
- 4 Bedrooms
- Kitchen/Diner
- Gas Central Heating
- Ideal Family Home

KLARICO Estate Agents are delighted to present this 4 bedroom extended property located within a popular part of Acocks Green, Birmingham. Benefits from having an impressive rear extension along with a loft conversion.

The ground floor briefly comprises of a large living room, through into an extended kitchen/diner which features a rear and side extension. Furthermore a ground floor shower room can be found with a double shower enclosure. The first floor provides 3 spacious bedrooms along with a family bathroom. The 4th bedroom can be found on the second floor.

Within the local proximity can be found a number of good schools and nurseries along with easy access to public transport links.

### Living Room

8.25m x 3.63m (27'1" x 11'11")

Double glazed box bay window to front, wood flooring, patio doors to kitchen/diner, wood flooring, combination of ceiling downlights and wall lights, wall mounted radiators

### Kitchen/Diner

7.52m x 4.61m (24'8" x 15'1")

Extended kitchen/diner, tiled flooring, ceiling spotlight and downlights, worktop, drainer sink with mixer tap, storage cupboards, plumbing for white goods, extractor, skylight, patio doors to rear garden

### Shower Room

2.37m x 2.38m (7'9" x 7'10")

Privacy double glazed window to rear, tiled flooring, wall tiling, extractor, double shower enclosure with thermostatic shower unit, vanity wash unit with mixer tap, toilet, ceiling light

### Bedroom 1

3.47m x 4.71m (11'5" x 15'5")

Two double glazed windows to front, laminate flooring, wall mounted radiator, ceiling downlights and fan, fitted wardrobes

### Bedroom 2

3.73m x 3.01m (12'3" x 9'11")

Double glazed window to rear, laminate flooring, ceiling downlights, wall mounted radiator, fitted wardrobes

### Bedroom 3

2.66m x 2.61m (8'9" x 8'7")

Double glazed window to rear, carpet, ceiling light, wall mounted radiator

### Bedroom 4

3.75m x 4.71m (12'4" x 15'5")

Window to rear.

### Bathroom

2.09m x 1.71m (6'10" x 5'7")

Privacy double glazed window to rear, tiled flooring, wall tiling, vanity wash unit with mixer tap, heated towel rail, ceiling light, toilet, bathtub, extractor

### Rear Garden

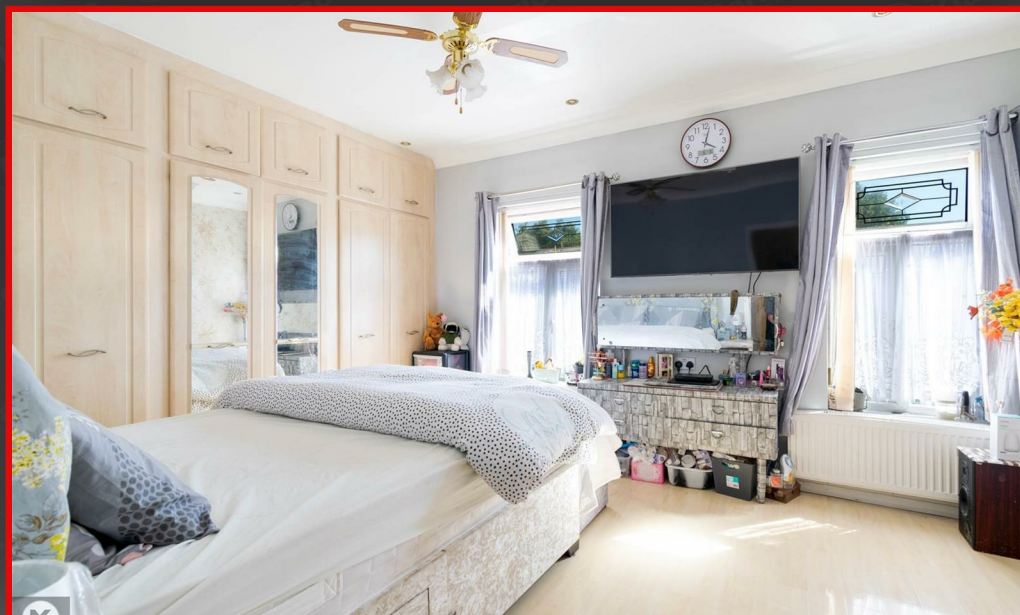
Patio, flower beds to side, fence panels to boundaries

## Directions





## Douglas Road, Acocks Green





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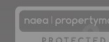
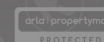


This plan is not to scale and is given merely as a guide to show the approximate location of one room to another. This is only used for illustration purposes and should be as such by any other party thus no responsibility is taken for any error, omission or misstatement. Any appliances, fixtures, systems etc have not been tested and therefore no guarantee can be provided.

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