

Broad Road, Acocks Green



Offers Over £260,000

KLARICO Estate Agents are delighted to present this stunning 3 bedroom semi-detached property located on Broad Road in Acocks Green. Benefits from having off-road parking and features a conservatory to the rear. A must view!

This delightful semi-detached house presents an ideal opportunity for families seeking a comfortable and spacious home. With two reception rooms and three well-proportioned bedrooms, this property offers ample space for family living and personal retreats.

Upon entering, you are greeted with two separate reception rooms, perfect for both relaxation and entertaining guests. The double-glazed windows throughout the home ensure a warm and quiet environment, enhancing your comfort all year round. A lovely conservatory extends the living space, providing a bright and airy area to enjoy the garden views, whether it be for morning coffee or evening gatherings.

Situated in a friendly neighbourhood, this semi-detached house is not only a wonderful family home but also a place where you can create lasting memories. With its blend of space, comfort, and practicality, this property is sure to appeal to those looking to settle in a vibrant community. Don't miss the chance to make this charming house your new home.



Broad Road, Acocks Green

- Semi-Detached
- Double Glazed
- Ideal Family Home
- Well Presented
- Transport Links In Short Distance
- Off Street Parking
- Gas Central Heating
- Conservatory
- Spacious Bedrooms
- Easy Access To Acocks Green Village

Driveway

Semi-detached property with off street parking, laid lawn

Porch

Entrance through front porch

Lounge

16'11" x 10'0" (5.18 x 3.07)

Double glazed window to front, wall mounted radiator, ceiling/wall light, electric fire place, skirting board

Study/Office

15'5" x 7'1" (4.70 x 2.17)

Double glazed window to front, wall mounted radiator, carpet, skirting board, down lights, overhead fitted book shelf

Kitchen/Dining Room

17'10" x 9'4" (5.46 x 2.87)

Double glazed window to rear, tiled flooring, skirting board, generous number of storage units, splashback tiles, extractor hood, integrated oven, integrated electric hob, integrated fridge and freezer, drainer sink with mixer tap, ceiling light

Conservatory

9'4" x 7'8" (2.86 x 2.36)

Double glazed window with patio door to rear, tiled flooring

Bedroom 1

14'11" x 9'3" (4.55 x 2.83)

Double glazed window to front, carpet, skirting board, ceiling light, wall mounted radiator

Bedroom 2

11'6" x 9'3" (3.53 x 2.83)

Double glazed window to rear, carpet, wall mounted radiator, coving, skirting board, storage cupboard containing boiler, ceiling light

Bedroom 3

10'5" x 8'4" (3.19 x 2.56)

Double glazed window to front, laminate flooring, skirting board, wall mounted radiator, coving, ceiling light

Bathroom

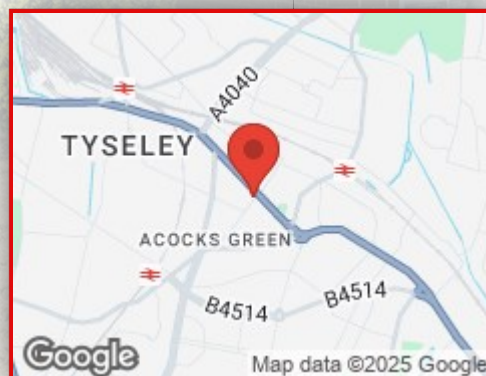
9'8" x 5'6" (2.95 x 1.69)

Double glazed window to rear, tiled flooring, skirting board, tiled walls, wall mounted radiator, ceiling light, bath tub with mono taps, toilet, wash basin with mono tap, electric shower unit to the bath

Rear Garden

Fence panels to boundaries, laid lawn, outdoor garden shed, patio, flower beds on each side

Directions



Broad Road, Acocks Green

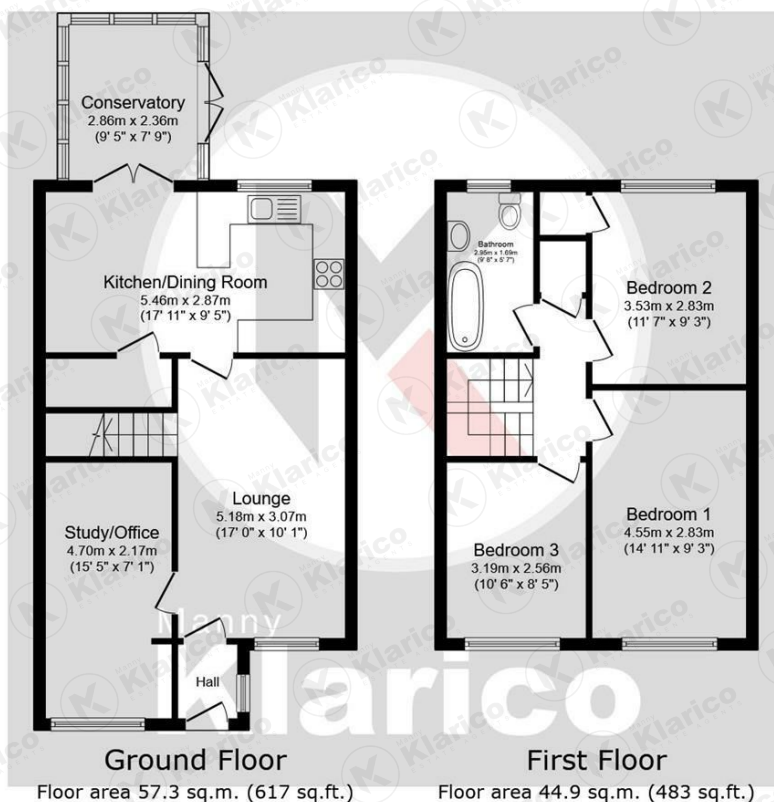


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Total floor area: 102.2 sq.m. (1,100 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



Manny
Klarico
ESTATE AGENTS

176 Highfield Road
Hall Green
Birmingham
West Midlands
B28 0HT

0121 777 7211
www.mannyklarico.co.uk

