

ACRES

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DRAFT

- MID TERRACED FAMILY HOME
- TWO DOUBLE BEDROOMS
- SPACIOUS FRONT RECEPTION ROOM
- ADDITIONAL REAR RECEPTION ROOM
- MODERN RE-FITTED KITCHEN
- MODERN RE-FAMILY BATHROOM
- LOW MAINTIANCE REAR GARDEN
- NEWLY REFURBISHED THROUGHOUT
- IDEAL FIRST TIME BUY OR INVESTMENT
- NO UPWARD CHAIN



DAVEY ROAD, BIRMINGHAM, B20 3EG - OFFERS OVER £215,000

A fantastic opportunity to acquire this spacious, beautifully presented and recently refurbished two-bedroom mid-terraced family home, ideally situated in the heart of Handsworth, offering convenient access to local shops, public transport links and highly accessible local schooling. Finished to a high specification throughout, this stunning property benefits from a courtyard fore garden, with access leading into a welcoming, light and airy front reception room, followed by a second spacious reception room to the rear, providing versatile living and dining accommodation. The ground floor also boasts a newly fitted, modern kitchen, offering a stylish and practical space for everyday living. To the first floor is a spacious landing leading into two generously sized double bedrooms, along with a beautifully refitted contemporary family bathroom. The property has undergone extensive refurbishment, including fresh plastering, new flooring, double glazing and tasteful decoration throughout, creating a fresh, modern and ready-to-move-into home. Externally, the property benefits from a low-maintenance rear garden, featuring a patio area throughout, ideal for outdoor seating and entertaining. Offering an excellent standard of living throughout, this turnkey-ready property is perfect for first-time buyers or investors alike. With the added benefit of no upward chain, early viewing is highly recommended to fully appreciate the quality and accommodation on offer. **HURRY BEFORE YOU'RE TOO LATE - NO UPWARD CHAIN!**

Accessed from the fore via paved frontage and pathway leading to double glazed entrance door, into:

HALLWAY: 2'8 x 12'2: A light and airy entrance having stairs to first floor and radiator.

FRONT RECEPTION ROOM: 12'2 max, 11'4 min x 13'4(bay): A great size living space with radiator and double glazed bay window to front.

REAR RECEPTION ROOM: 9'1 max, 7'9 min x 12'3: A further good size living / dining space with radiator and double glazed window to rear.

FITTED KITCHEN: 7'4 x 9'6: A modern re-fitted kitchen with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven with extractor hood over, electric hob, tiling to splashback, tiling to floor, space and plumbing for washing machine, space for fridge freezer, radiator and double glazed door to rear.

LANDING: 2'6 x 18'8: Doors into;

BEDROOM ONE: 12'1 max, 11'0 min x 13'3 (bay): A great size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 9'2 max, 8'5 min x 12'4: A further good size double bedroom with double glazed window to rear and radiator.

BATHROOM: 7'5 x 9'7: A modern re-fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, close couple W.C, tiling to part walls, wood effect flooring, radiator and double glazed opaque window to rear.

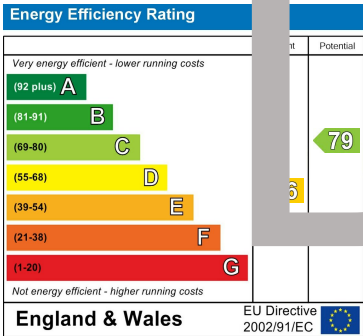
REAR GARDEN: A good size garden with paved patio area with fencing to borders.



TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: A COUNCIL: Birmingham

VIEWING: Highly recommended via Acres on 0121 358 6222



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.