



**Freer Road, Aston B6 6NG**

**Offers In The Region Of £274,950**

**midland  
residential**



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Midland Residential is delighted to offer to the market this beautifully presented and substantially extended three-bedroom mid-terraced family home, ideally situated within a popular residential location in Aston. Thoughtfully extended and modernised, this spacious property provides versatile accommodation that is perfectly suited to growing families. The ground floor comprises a welcoming entrance hallway, a front reception room, and an impressive open-plan living and dining area, flooded with natural light from large windows, patio doors and a roof lantern, creating an ideal space for both everyday family living and entertaining. The property also benefits from a useful boiler/storage room, a contemporary easy-access shower room with WC, and a stylish extended fitted kitchen featuring a comprehensive range of wall, base and larder units together with integrated and freestanding appliance space, with direct access to the rear garden. The first floor has three bedrooms and a modern family bathroom. A staircase from the landing leads to a converted loft room, offering excellent additional space suitable for a home office, hobby room or occasional accommodation (subject to any necessary building regulation approvals). Externally, the property enjoys a low-maintenance rear garden with a paved patio area and a useful detached outbuilding, providing excellent storage or workshop potential. Further benefits include gas central heating, double glazing (where specified), and a convenient location close to local amenities, schools and transport links. Early viewing is highly recommended to fully appreciate the generous accommodation and quality finish this excellent family home has to offer. Viewings are strictly by appointment only.

- Mid-Terraced House
- Three Bedrooms
- Modern Fitted Kitchen Extension
- Extended Living Area
- Two Bathrooms
- Family Bathroom
- Converted Attic Space
- Gas Central Heating
- EPC Rating D
- Council Tax Band A

# Description

## Approach

Having front walling with a gated entrance, slabbed flooring, side gated access leading through to the rear

## Entrance

4.70 x 0.88 (15'5" x 2'10")  
Having a wooden front door with a bevelled glazed pattern, leading through to an entrance hallway with laminate flooring, an oak-framed door with glass panels, gas central heating radiator, ceiling light point, and doors leading thereof.

## Front Reception Room

4.151 into bay x 2.88 widest point (13'7" into bay x 9'5" widest point )  
Having an oak framed door with glass panels, laminate flooring, two central heating radiators , UPVC three-sided double glazed bay window, gas fire, ceiling light point

## Rear Reception Room

8.05 (furthest point) x 3.98 (widest point) (26'4" (furthest point) x 13'0" (widest point) )  
Being of open plan design, having carpet and laminate flooring, central heating radiator, UPVC double glazed windows to the rear and side elevation, UPVC double-glazed French doors leading through to the side, two ceiling light points, with recessed ceiling spotlights, ceiling roof light window, oak framed door with glass panels leading to an enclosed boiler room, doors leading to the boiler room, kitchen and first floor stairs thereof.

## Boiler Room

Having a Worcester Boiler with pressurised water storage system, ceiling light point, UPVC double-glazed window to the side elevation.

## Shower Room

2.28 x 1.67 (7'5" x 5'5")  
Having a tiled floor, floor to ceiling wall tiles, easy access shower area with half height tiled dividing wall, thermostatic shower bar with rain shower riser and shower attachments, extractor fan, UPVC double glazed Windows to the side elevation with obscure glass, close coupled WC, wash hand basin with tap over and vanity units below with side larder storage unit, mirror door fronted cabinet, enclose ceiling light point

## Kitchen

8.99 x 2.88 (29'5" x 9'5")  
Having a tiled floor, a selection of wall and base units with engineered granite quartz worksurfaces, upstands and splashback, housing a SMEG five burner gas hob with kitchen extraction unit over, built-in oven, with microwave housing above, larder unit and overhead storage with recessed fridge/freezer opening, stainless steel sink with mixer tap over, UPVC double glazed windows to the rear and side elevations, UPVC double-glazed door with panel and obscure glass leading to the side elevation, ceiling light points, ceiling roof light window, roof void access

## Stairs and Landing

Having a fitted carpet to the stairs and landing, wall mounted handrail, ceiling light points, loft hatch access point, stairs leading to the attic, doors leading thereof:

## Bedroom 1

3.60 x 4.60 (11'9" x 15'1")  
Having an oak door, fitted carpet, central heating radiator, built-in fitted wardrobes, ceiling light point, two UPVC double-glazed windows to the fore.

## Bedroom 2

3.38 x 2.86 (11'1" x 9'4")  
Having an oak door, fitted carpet, central heating radiator, built-in wardrobes with sliding doors, UPVC double-glazed window to the rear, door leading through to an enclosed storage provision, ceiling light point

## Bedroom 3

1.90 x 2.23 (6'2" x 7'3")  
Having an oak door, fitted carpet, central heating radiator, UPVC double-glazed window to the rear elevation, ceiling light point

## Master Bathroom

1.64 x 1.38 (5'4" x 4'6")  
Having a tiled floor, floor to ceiling splashback wall tiles, offset quadrant shower enclosure with glazed panels and doors, thermostatic shower bar with hose and riser above, close-coupled corner WC, wash hand basin with mixer tap

over, central heating radiator, UPVC double glazed window to the side elevation, wall mounted extractor fan, decorative plastic clad panels to the ceiling with enclosed light point

## Stairs Leading to Attic

Having a fitted carpet, fitted handrail, eaves storage provision with louver doors, with oak door leading thereof

## Attic Room

4.50 into eaves x 4.61 (14'9" into eaves x 15'1" )  
Having a fitted carpet, built in wardrobes, eaves storage provisions, ceiling light point, roof light window

## Rear Garden

Having a slabbed floor, with shared side gated access leading through to the fore. To the rear, a raised section with a slab surface leading to a purpose-built out-building with UPVC double glazed-windows and door.

## Material Information

Council Tax Band: A with Birmingham council, Tenure: Freehold, Property type: Mid-Terraced, Property Construction: Standard form, Electricity supply: Mains electricity, Other electricity sources: No, Solar Panels: No, Water supply: Mains water and sewerage supplied by Severn Trent Water (the vendor has reported that there is no water meter present at the property). Heating: Central

Heating, Broadband, Highest available download speed, Standard 5mpbs, Superfast 54mpbs and Ultrafast 1800mpbs. Highest available upload speed, Standard 0.7mpbs, Superfast 10mpbs and Ultrafast 1000mpbs. Mobile coverage: O2 – Good outdoor and variable in-home, Vodafone - Good outdoor, Three - Good outdoor and variable in-home, EE - Good outdoor. Parking: Street Parking.

Building safety issues: No, Restrictions - Listed Building: No, Restrictions - Conservation Area: No, Restrictions - Tree Preservation Orders: None, Public right of way: No, Private right of way: Yes – Side Entry, Long-term area flood risk: There is a very low flood risk for this property. Coastal erosion risk: No, Planning permission issues: No, Accessibility and adaptations: No, Coal mining area: Located off the coalfield, Energy Performance rating: D

You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.











Floor Plans



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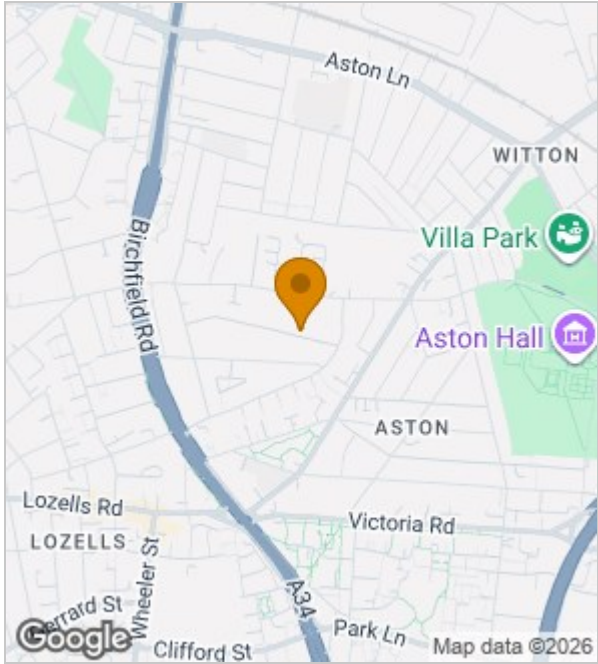
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**Tenure.** We have been advised by the vendor that the property is **Freehold**. The Agent has not had sight of the title documents; therefore, prospective purchasers are advised to obtain verification from their solicitors.

**Anti Money Laundering Regulations.** In accordance with Anti-Money Laundering (AML) regulations, intending purchasers will be required to produce identification documentation at the offer stage. Failure to comply with this request will result in the offer being refused. A **non-refundable fee of £55.00 per person** is payable when an offer is accepted in principle. We appreciate your cooperation in helping to prevent delays in agreeing the sale.

Area Map



Energy Performance Graph

