

Horton & Senate



97 Acheson Road, Hall Green, Birmingham, B28 0TT

£295,000

- NO CHAIN
- LOUNGE
- THREE BEDROOMS
- COSMETIC WORKS REQUIRED
- OPEN PLAN KITCHEN/DINER
- UTILITY ROOM/GUEST WC
- BATHROOM
- OFF ROAD PARKING

97 Acheson Road, Birmingham B28 0TT

NO CHAIN A fantastic opportunity to purchase a three bedroom family home in a popular location. The ground floor is perfect for families with a large open plan space and there is scope to put your own stamp on the first floor which requires cosmetic works. There is a loft room and off road parking.

3

1

2

Council Tax Band: C



Approach

The property is approached via a driveway leading to a porch

Ground floor

Hall

The entrance hall has stairs leading to the first floor, a door to the ground floor space and doors to the wc and utility room.

Open Plan Kitchen/Diner

A brilliant open space which is the real selling feature for this property! The modern kitchen has been installed recently and has integrated 'NEFF' appliances to include a double oven and an induction hob. There is an integrated dishwasher, sink and a range of wall and floor base units with breakfast bar/island.

Lounge

Situated to the front of the property with a double glazed bay window and central heating radiator

First Floor

Landing

Doors to first floor rooms and a double glazed window

Bedroom One

A double glazed bay window to the front elevation and central heating radiator

Bedroom Two

A double glazed window to the rear elevation, central heating radiator and a loft hatch with pull down ladder providing access to the loft room.

Bedroom Three

A double glazed window to the front elevation and central heating radiator

Bathroom

The modern bathroom comprises of a bath with shower over, sink, wc and two double glazed windows to the rear.

Loft Room

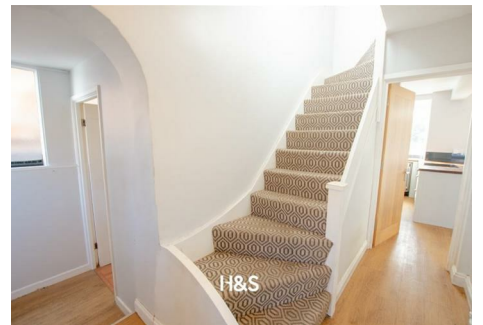
A useful room which has been boarded out and benefits from a velux window, central heating radiators and ample storage cupboards in the eaves.

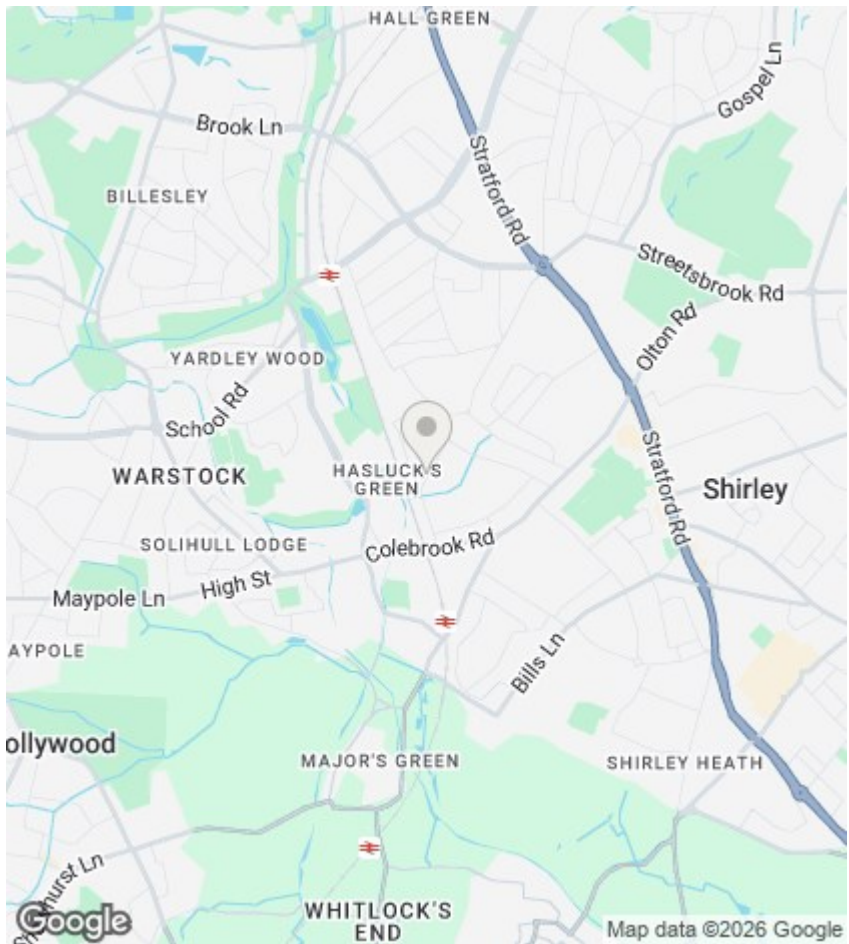
Outside

Rear Garden

A low maintenance rear garden with a decked area leading down to the large patio with mature shrubs and fencing to boundaries







Directions

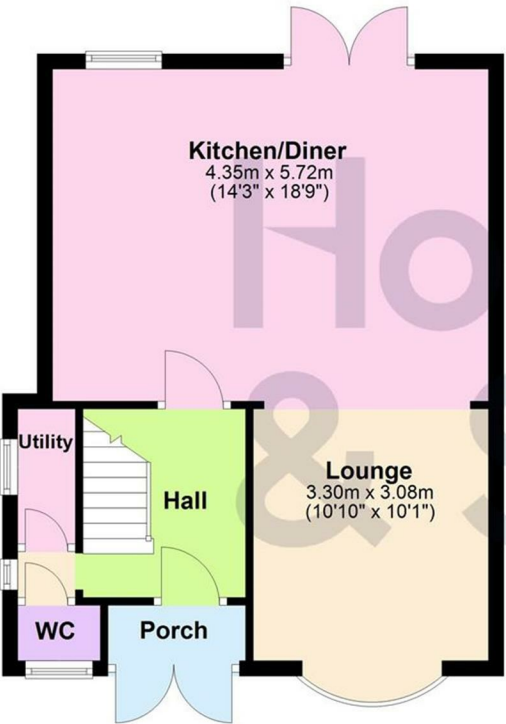
Viewings

Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

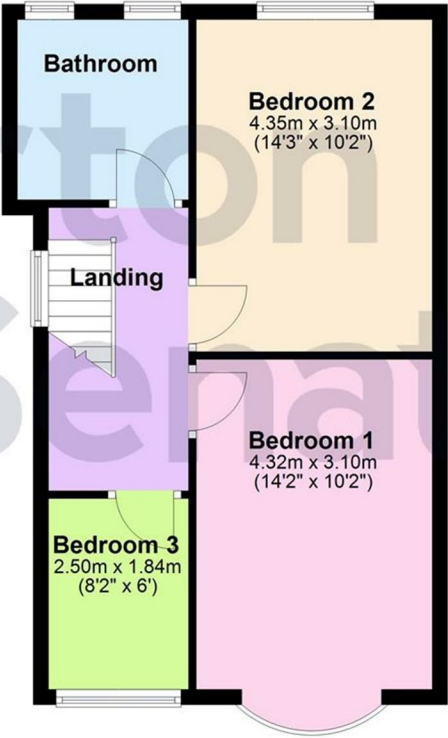
EPC Rating:

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

Ground Floor



First Floor



Second Floor

