

Cottons

CHARTERED SURVEYORS

8 Acorn Grove, City Centre,
Birmingham, B1 2PL

Offers in the Region Of
£214,900



- Well Presented End Terrace Home
- Central Location in B1 Postcode
- Spacious Re-Fitted Kitchen Diner
- EPC Rating: D(66)
- Three Good Bedrooms
- First Floor Re-Fitted Bathroom

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL
Tel: 0121 247 4747 Email: sales@cottons.co.uk
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A fantastic opportunity to purchase a WELL PRESENTED FREEHOLD end terrace home with THREE BEDROOMS within the highly desirable 'B1 postcode' in central Birmingham. Viewings VITAL to appreciate size and accommodation on offer. Benefiting from uPVC double glazing, gas central heating, this ideal first time purchase, family home or buy to let investment comprises; fore court, hallway, living room, re-fitted kitchen diner, utility room, former downstairs W.C., three good bedrooms, re-fitted first floor bathroom, landscaped paved rear garden with double gates to Acorn Grove which could provide excellent scope for formal off road parking (subject to drop kerb permission). Offered with NO UPWARD CHAIN. EPC Rating: D(66)

Property Tenure
Freehold

Council Tax Band
A

Location
The property is situated off a walkway on Acorn Grove, in turn off St. Marks Crescent in a residential location in Birmingham City Centre, conveniently located;
-Circa. 700 metres from Brindleyplace
-Circa. 1 mile from Birmingham New Street Station.
-Circa. 1.2 miles from Birmingham City Hospital.

Description
A two storey end-terrace home.

The property has had some recent improvements and is well presented throughout.

Benefiting from uPVC double glazing with decorative composite double glazed entry door and combi gas central heating.

Accommodation
Please refer to floor plan for room measurements.

Ground Floor
Hallway, living room with double French doors to garden, re-fitted kitchen diner with double French doors to garden, utility room, former downstairs W.C., which was in the process of being converted into a shower room, but currently a 'blank canvas' to be altered to a prospective purchaser's own preference.

First Floor
Stairs and landing, three bedrooms (two of which double), re-fitted bathroom with shower room and W.C.

Outside
To the front a small fore garden. To the rear a landscaped paved garden with double wooden gated providing access directly onto Acorn Grove.

The garden could have potential to provide off road parking for multiple vehicles (subject to Local Authority drop kerb permission).



Fixtures and Fittings: All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

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The Property Ombudsman

9 Acorn Grove

Approximate Gross Internal Area = 87.7 sq m / 944 sq ft

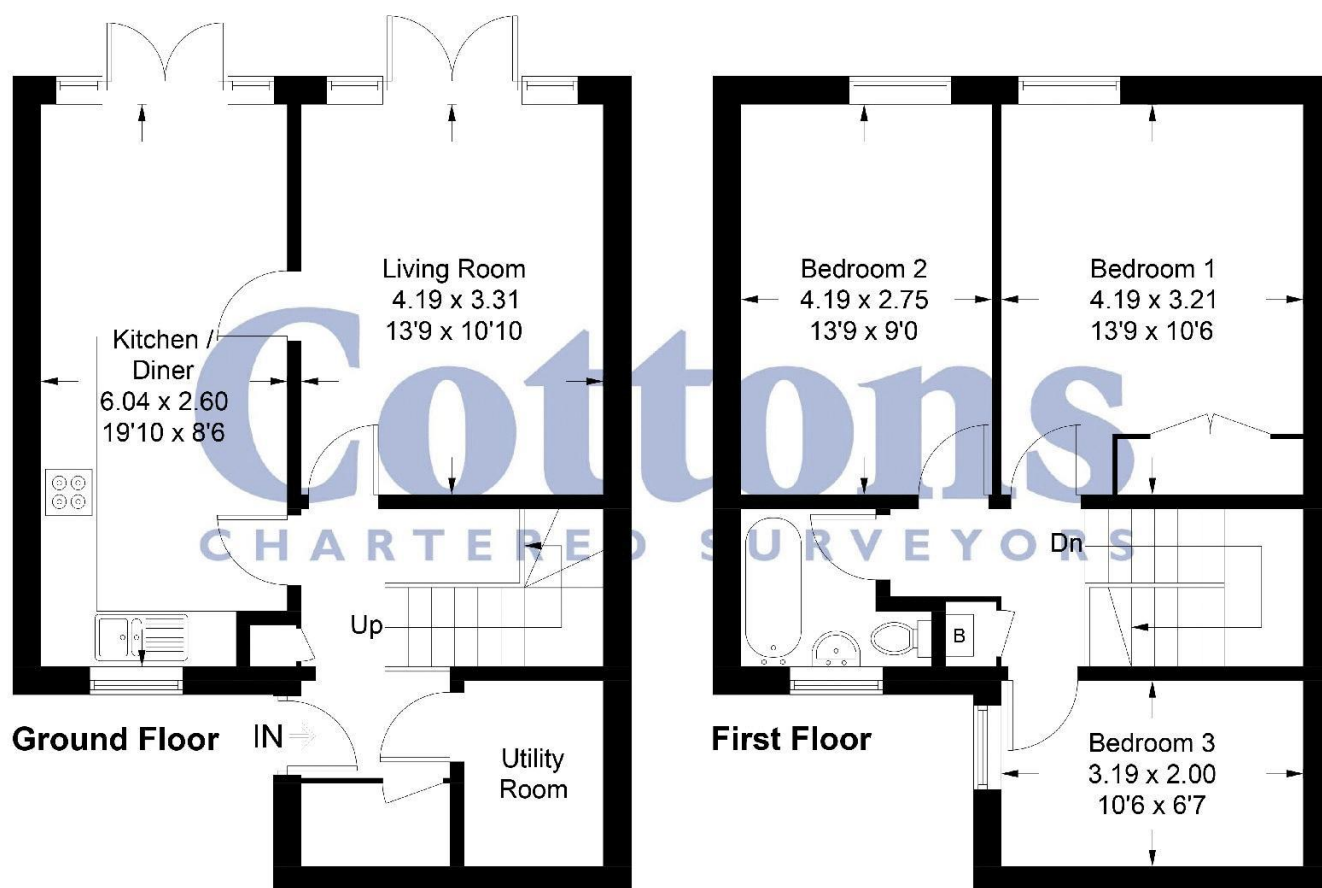


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