



Cambridge Way, Acocks Green, Birmingham B27 6SG  
£259,950

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LETTINGS AND SALES

A modern three bedroom semi-detached family home in a popular location close to local amenities briefly comprising of gas central heating and double glazing throughout, open plan lounge/dining room, fitted kitchen to include oven, hob and integrated dishwasher, two double bedrooms a further single bedroom and a shower room. The property also benefits from front and rear gardens, garage and driveway. Energy Rating D

### Lounge/Dining Room

**24'7" x 7'11" (7.50m x 2.41m)**

Double glazed bay window to front and patio doors to rear leading to patio. A spacious through lounge/diner with carpet.

### Kitchen

**10'2" x 6'11" (3.10m x 2.10m)**

Double glazed window to rear, U-Shape kitchen with a range of wall and base units with integrated gas hob and electric oven.

### Bedroom 1

**12'5" x 8'2" (3.80m x 2.50m)**

Double glazed window to front, large double bedroom with carpet.

### Bedroom 2

**11'6" x 8'10" (3.50m x 2.70m)**

Double glazed window to rear with views to garden. Good size double bedroom with carpet.

### Bedroom 3

**6'8" x 6'7" (2.02m x 2.00m)**

Double glazed window to front, built in over stair storage cupboard, single bedroom with carpet.

### Bathroom

**5'3" x 6'3" (1.60m x 1.90m)**

double glazed window to rear with privacy glass. Part tiled bathroom with w/c, hand wash basin and shower cubicle with electric shower.

### DISCLAIMER

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### Garage

**8'2" x 16'4" (2.5m x 5m )**

Large garage with power supply and up and over door.

### Tenure - Freehold

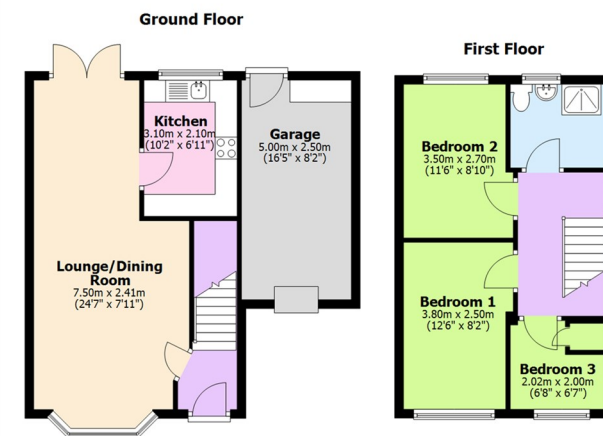
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

### Viewings

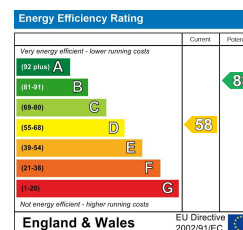
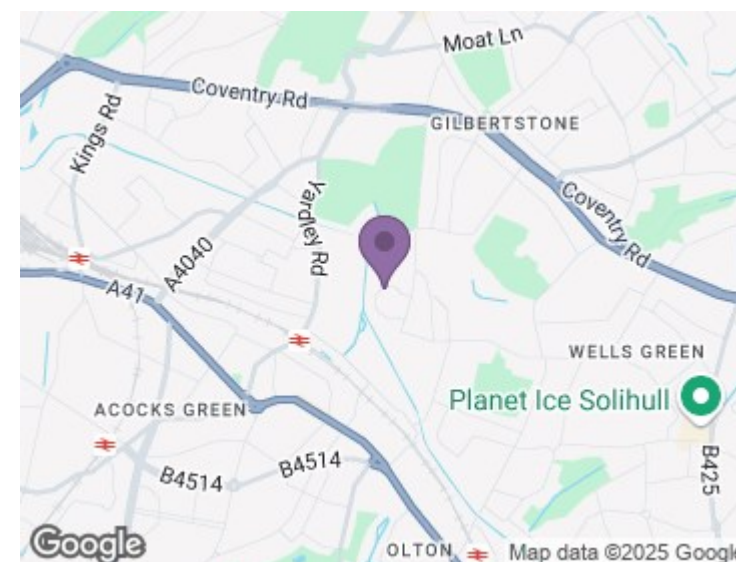
Viewings are strictly by appointment only via Archer Bassett.

### Agent Notes

1. Anti-Money Laundering (AML) Regulations – All named purchasers and anyone gifting funds will be asked to produce identification documentation before proceeding to instruction of solicitors and we would ask for your co-operation in order to proceed to agreeing the sale as soon as possible.
2. Source of Funds - All named purchasers and anyone gifting funds will be asked to produce evidence of the source of their funds before proceeding to instruction of solicitors.
3. These particulars do not constitute part or all of an offer or contract.
4. Any measurements indicated are intended for guidance only and as such must not be relied upon and any interested parties are advised to confirm any measurements before committing to any offer.
5. Archer Bassett has not tested any equipment, appliances, fixtures, fittings or services.



This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation.  
Plan produced using PlanIt.



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