

Asking Price £515,000

14 Acer Drive, Tidbury Green B90 1UQ

LEADERS





Acer Drive, Tidbury Green B90 1UQ

- A Four-Bedroomed Detached Property
- Entrance Hall
- Living Room
- Rear Kitchen
- Four Bedrooms
- En-Suite
- Bathroom
- Garage
- Driveway
- Council Tax Band E

A beautifully presented, modern detached family home, situated in a quiet and private location, offering spacious and versatile accommodation throughout.

The property briefly comprises an inviting entrance hall, guest WC, spacious lounge with bay window and a modern dining kitchen featuring contemporary units, integrated appliances and French doors opening onto the rear garden.

To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, alongside a modern family bathroom. Two of the bedrooms are currently used as a home office and dressing room, offering flexibility to suit individual needs.

Externally, the property benefits from ample off-road parking, a detached garage and a landscaped, low-maintenance rear garden. A particularly useful addition is the large, insulated timber workshop with power, ideal for hobbies, storage or home working.

An excellent opportunity to acquire a modern, well-maintained family home in a sought-after location.

















A Four-Bedroomed Detached Property

Entrance Hall

Living Room *14'2" x 12'3" (4.32m x 3.73m)*

Rear Kitchen Diner *19'10" (6.05) x 11'9" (3.58) (max), 9 (min)*

First Floor Landing

Bedroom One *10'10" x 9'9" (3.3m x 2.97m)*

En-Suite *6'3" x 5'9" (1.9m x 1.75m)*

Bedroom Two *9'10" x 10'6" (3m x 3.2m)*

Bedroom Three *9'1" x 6'6" (2.77m x 1.98m)*

Bedroom Four *8'9" x 6'5" (2.67m x 1.96m)*

Bathroom *6'8" x 5'7" (2.03m x 1.7m)*

Garage *20'5" x 10'10" (6.22m x 3.3m)*
Garage door width 7'9"

Driveway

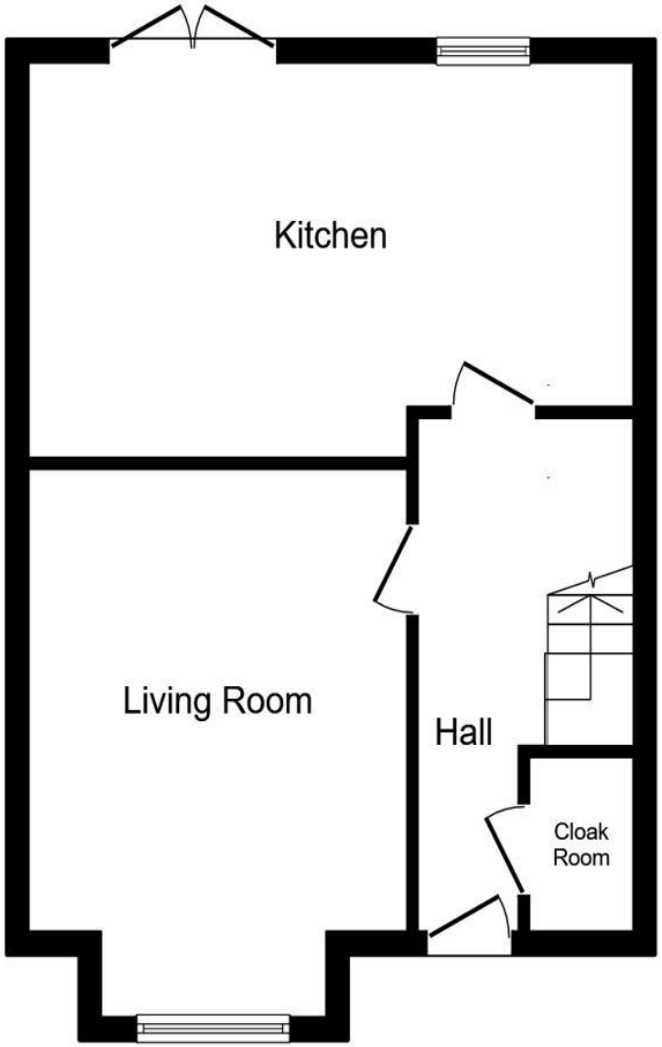
Council Tax Band E

Tenure We are advised the property is Freehold, although this is subject to verification.

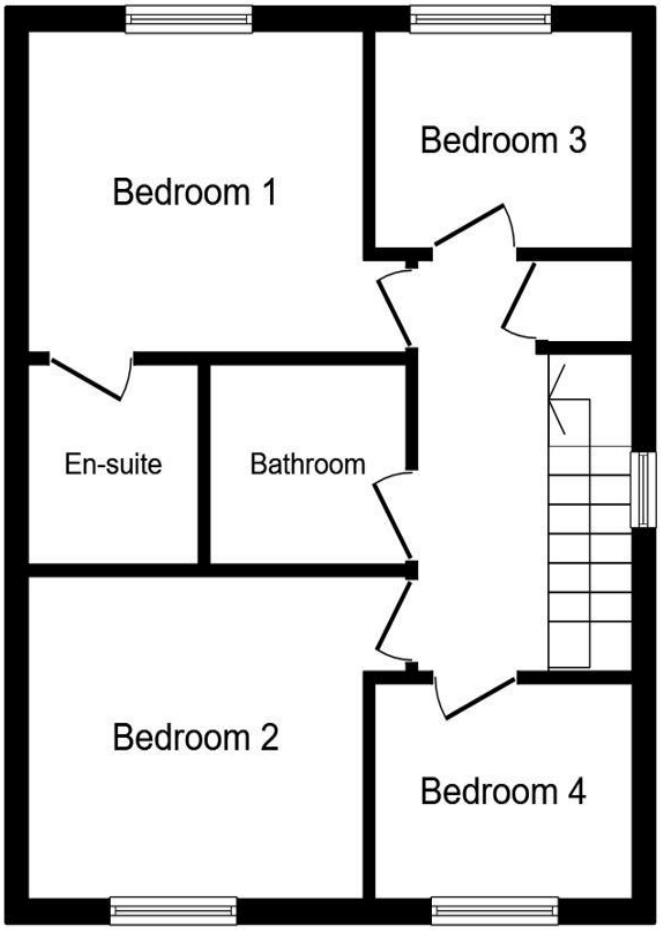
Viewings Strictly by appointment only via Leaders - 0121 430 5666 (Option 2)







Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

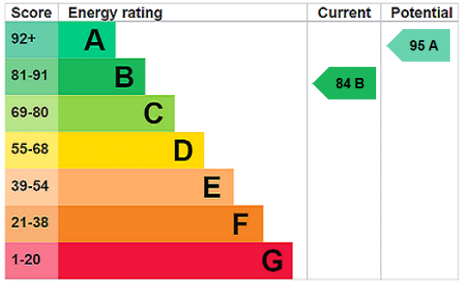
Key Information

Local Authority - Solihull Metropolitan Borough Council

Council Tax Band - E

Tenure - Freehold

EPC Rating - B



Maypole Sales

234/236 Sladepool Farm Road, Maypole

Birmingham

B14 5EE

T: **0121 430 5666**

maypole.sales@leaders.co.uk

leaders.co.uk

Mortgage Scout* are experts at seeking out the best way to buy the home of your dreams. They've been matching buyers with money saving mortgages since 2003. Combining attention to detail with industry knowledge, they'll track down the mortgage deal that works for you.

*Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed.

Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Leaders.