



**DM&Co.**  
SALES & LETTINGS

**44 FRANCIS ROAD  
ACOCKS GREEN  
B27 6LX**

Discover this beautifully renovated three bedroom terraced home in Acocks Green, ideal for families, first time buyers or investors. Situated in a cul-de-sac, it a short stroll to the local train station with its excellent commuter links to Birmingham City Centre.



Step into the welcoming light lounge, bathed in natural light from the bay window, setting a serene tone for relaxation. The journey through the home reveals an expansive open-plan kitchen and dining room, the heart of the home, where culinary creativity and family gatherings blend seamlessly. The space is thoughtfully designed with ample cupboard storage and a contemporary layout. French doors open to the rear garden, inviting the outdoors in and enhancing the sense of space. Completing the downstairs is a newly fitted guest cloakroom, combining convenience with modern style.



Ascend to the first floor, where two generously sized double bedrooms await, creating a tranquil and airy ambianc



The second floor presents an additional double bedroom, offering privacy and comfort. Complementing these bedrooms is a modern family bathroom, meticulously re-fitted to provide a blend of style and functionality.





Outside, the property welcomes you with a quaint front courtyard. To the rear is a lovely, elongated garden, a haven for family activities and relaxation, perfect for gardening enthusiasts and outdoor gatherings, embodying the essence of a private retreat within the city.



## FEATURES

- Recently Renovated
- Three Double Bedrooms
- Light Lounge with Bay Window
- Open Plan Kitchen/Dining Room
- New Downstairs Guest Cloakroom
- Re-Fitted Family Bathroom
- Private Rear Garden
- No Upward Chain
- Near Acocks Green Station

## SIZE

Total - 1,078 Sq Ft

## TENURE

Freehold

## COUNCIL TAX

Birmingham City Council B

## SERVICES

All mains services are connected to the property.  
It is advised that you confirm this at point of offer.

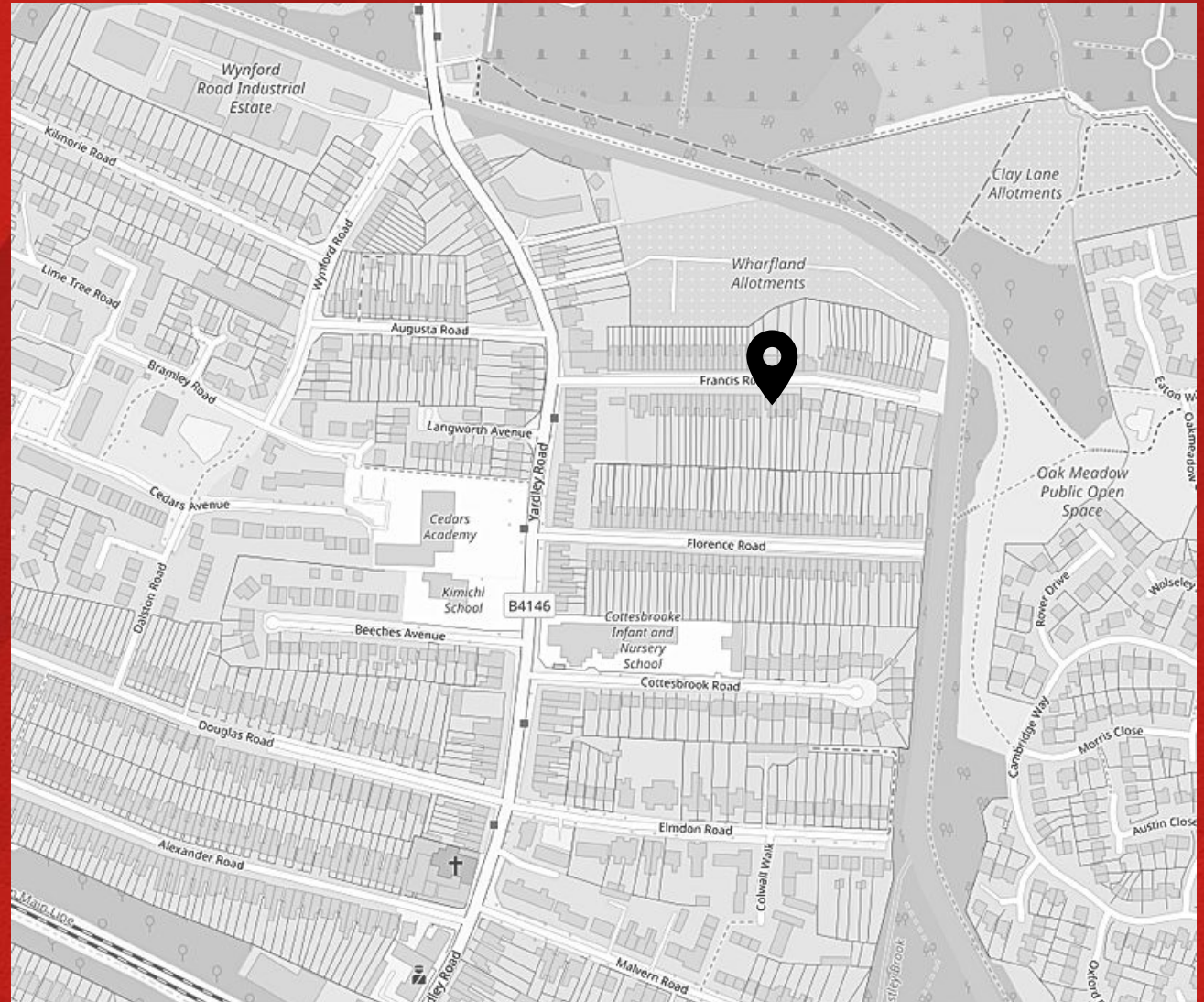
## VIEWING

Book a viewing with Sole Agents DM & Co. Homes by phone or email:

☎ 0121 775 0101

✉ sales@dmandcohomes.co.uk


\*Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.\*

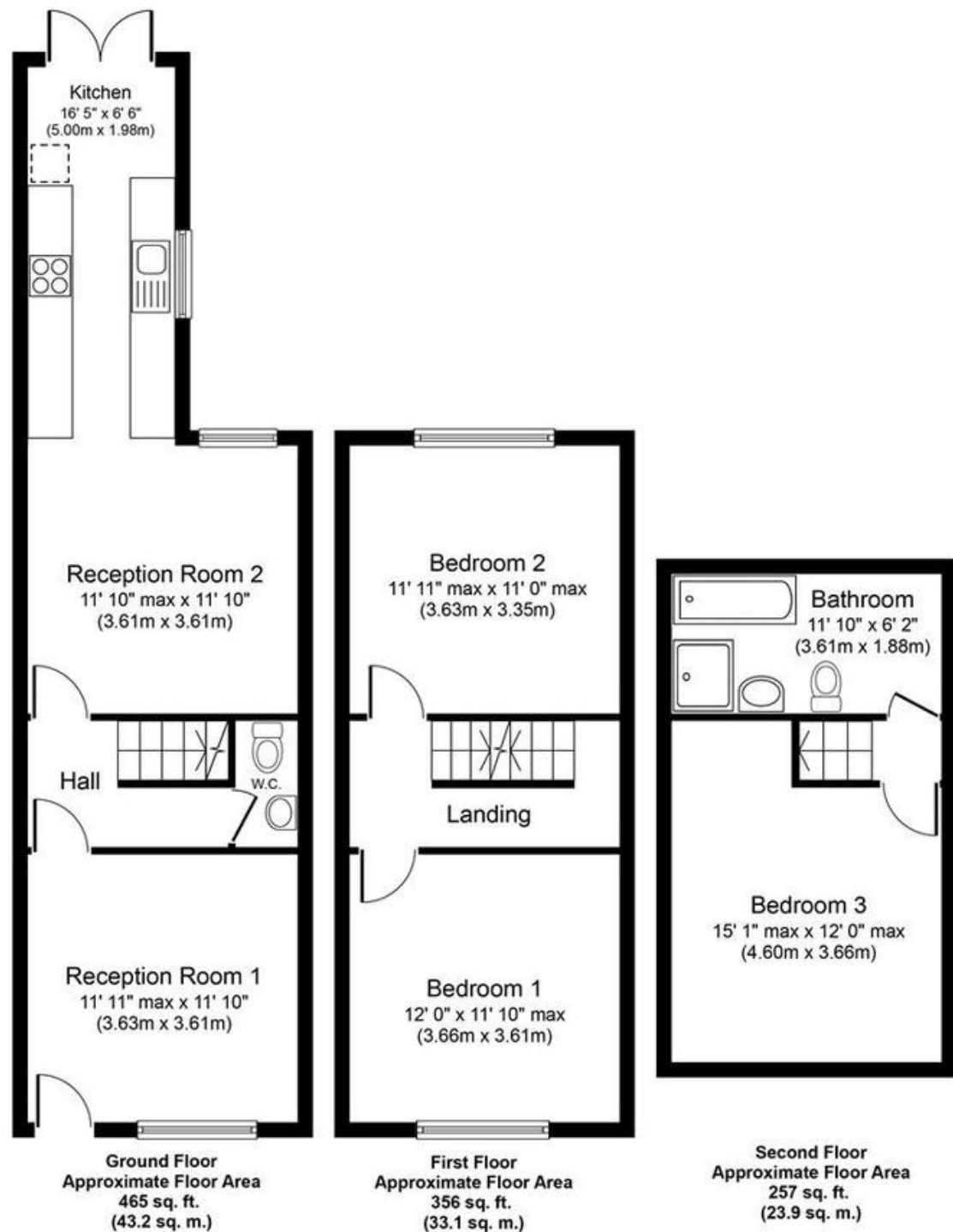


## LOCATION

Nestled in the vibrant Acocks Green area, this property is a gem for those seeking convenience and community spirit. A short walk takes you to the Acocks Green Train Station, making commuting a breeze. The neighbourhood brims with local amenities, offering a blend of residential tranquility and urban accessibility.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	<b>77</b>
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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