

ACRES

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- * SEMI DETACHED HOUSE
- * FOUR BEDROOMS
- * FAMILY BATHROOM
- * TWO EN-SUITES
- * LARGE LIVING ROOM
- * CONSERVATORY
- * FITTED KITCHEN
- * OFF ROAD PARKING
- * SIDE GARAGE



Harrington Croft, West Bromwich B71 3RJ - Offers in the region of £299,950

Acres are pleased to offer for sale this semi-detached property that benefits from double glazing and gas central heating (both where specified). The interiors spread across three floors include entrance hall, fitted kitchen, downstairs guest W.C., open living room along with dining space and extended conservatory. To the first floor are two double bedrooms both with en-suites and fitted wardrobes. To the second floor are two further bedrooms with family bathroom & landing storage. Outside is a front garden with driveway space, access to garage front and path leading to front door. To the rear is a generous garden with patio to fore. The interiors really open up inside so an early viewing is essential to appreciate the size on offer!

HALLWAY: 15'4 / 4'4: Stairs to first floor with doors into;

KITCHEN: 12'2 / 8'3: Modern fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to front, integrated oven with gas hob and extractor hood over, integrated washing machine and fridge freezer, tiling to floor and radiator.

LIVING ROOM: 18'6 (into bay) / 12'10: Living space with fire surround and fire, coving to ceiling, spot lights, radiator and double glazed windows and doors into the conservatory.

DOWNSTAIRS W.C.: 5'1 x 3'4: Close couple W.C., wash hand basin and radiator.

CONSERVATORY: 11'5 x 11'10: A great additional room with tiling to floor, double glazed windows surrounding and double glazed doors out to garden.

LANDING: 9'11 x 3'4: Doors into;

BEDROOM ONE: 12'11 / 12'5: A great size double bedroom with built in wardrobe system, radiator and two double glazed windows to rear, with door into;

EN-SUITE: 6'4 x 5'10: Shower cubicle, wash hand basin and close couple W.C., radiator and double glazed opaque window to side.

BEDROOM TWO: 12'11max x / 8'7: A great size double bedroom with built in wardrobe system, radiator and two double glazed windows to front, with door into;

EN-SUITE: 5'10 x 3'10: Shower cubicle, wash hand basin and close couple W.C., radiator and double glazed opaque window to side.

SECOND FLOOR LANDING: 8'1 x 3'2: Doors into;

BEDROOM THREE: 12'11 / 11'7: A further great size double bedroom with double glazed window to front and radiator.

BEDROOM FOUR: 12'10 / 8'2 : A final good size bedroom with two double glazed windows to rear and radiator.

BATHROOM: 6'9 x 5'6: White suite to include panelled bath, wash hand basin, close couple W.C. and double glazed opaque window to side.

REAR GARDEN: A well manicured garden with paved patio, lawn area and fencing to borders.

GARAGE: Fully boarded storage accessed via ladder. *(please check the suitability of this garage for your own vehicle)*

TENURE: We have been informed by the vendors that property is Freehold. (Please note that details of the tenure should be confirmed by any prospective purchaser's solicitor).

FIXTURES & FITTINGS: As per sales particulars.

COUNCIL TAX BAND: C.

VIEWING: Recommended via Acres on 0121 358 6222.



FREE SALES & RENTAL VALUATIONS — INDEPENDANT MORTGAGE ADVICE



Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

Harrington Croft, West Bromwich



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		