

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * SEMI DETACHED HOUSE
- * THREE BEDROOMS
- * THROUGH LIVING ROOM
- * EXTENDED KITCHEN/DINER
- * SEPARATE UTILITY
- * OFF ROAD PARKING
- * REAR ACCESS
- * PRIME LOCATION



Cardington Avenue, Great Barr B42 2PB - Offers in the region of £210,000

Acres are delighted to offer for sale an extended property ideally situated on this very popular road. The interiors have been improved throughout and benefit from double glazing and gas central heating (both where specified). The interiors include entrance porch, hallway, generous through lounge, extended and re-fitted dining kitchen with a range of fitted appliances and separate utility. To the first floor are three good sized bedrooms and a modern re-fitted family bathroom. Outside is a fore garden with blocked paved driveway for off road parking and to the rear is a generous garden with patio leading to lawn and too far rear communal rear access. Call for your viewing today before you're too late!

Access via brick block driveway leading to;

PORCH: 5'11 x 2'10: Double glazed windows and door with door into;

HALLWAY: 9'4 / 5'2max x 2'7min: Stairs to first floor with doors into;

THROUGH LIVING ROOM: 24'7max x 8'10min / 10'0max x 9'1min: Large through lounge with coving to ceiling, double glazed bay window to front, radiator with double doors into;

EXTENDED KITCHEN/DINER: 18'9max x 5'4min / 13'4max x 8'4min: Extended modern kitchen/diner with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated double oven, gas hob and extractor hood over, integrated dishwasher, space for fridge freezer, radiator and double glazed doors out to garden and door into;

UTILITY: 7'7 x 6'0: A great additional room with space and plumbing for washing machine and tumble dryer, housing gas central heating boiler and double glazed window to side.

LANDING: 6'6 x 2'11: Double glazed opaque window to side and doors into;

BEDROOM ONE: 11'10max x 9'0min / 9'4max x 9'0min: A good size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 11'10(into bay) x 10'6min / 8'10: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 6'8 x 6'0: Double glazed window to front and radiator.

BATHROOM: 6'6max x 6'0min / 5'10: White suite to include panelled bath with shower over, wash hand basin, close couple W.C., tiling to walls, radiator and single glazed opaque window to rear.

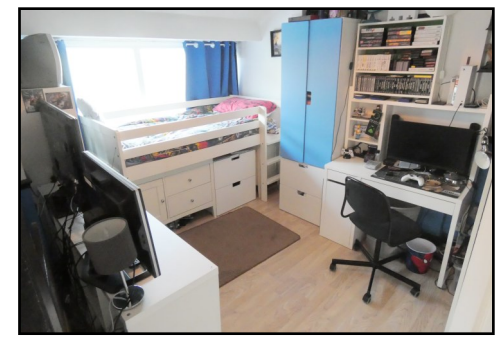
REAR GARDEN: Paved patio area to fore with lawn and further patio to rear and fencing to borders along with communal access to rear.

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.

Cardington Avenue, Great Barr



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		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		