

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * SEMI DETACHED HOUSE
- * THREE BEDROOMS
- * TWO RECEPTION ROOMS
- * MODERN FITTED KITCHEN
- * MODERN FITTED BATHROOM
- * OFF ROAD PARKING
- * LARGE REAR GARDEN
- * PRIME LOCATION



Perry Wood Road, Great Barr B42 2BH - Offers in the region of £210,000

Acres are delighted to offer for sale this high quality semi-detached house 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 hallway, generous lounge, separate dining room and high quality fitted kitchen. 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 large garden with patio to fore 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 with steps leading to door into;

HALLWAY: 11'1 x 5'5: Stairs to first floor, wooden flooring, radiator and doors into;

FRONT RECEPTION: 14'0(into bay) x 11'11min / 10'9: A good size room with double glazed bay window to front and radiator.

REAR RECEPTION: 14'9(into bay) x 12'3min / 9'10: A further good size room with wooden flooring, radiator and double glazed bay windows and doors leading out to garden.

KITCHEN: 13'1 x 6'4: Modern fitted kitchen to include drawer base and eye level units, granite work surfaces, sink and drainer under double glazed window to rear, integrated oven with gas hob and extractor hood over, tiling to splashback, integrated washing machine and space fridge freezer, radiator and double glazed door out to garden.

LANDING: 9'11 / 6'5max x 2'4min: Double glazed opaque window to side and doors into;

BEDROOM ONE: 14'5(into bay) x 12'0min / 10'9: A great size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 12'4 x 9'10: A further great size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 7'2 x 5'5: Double glazed window to front and radiator.

BATHROOM: 6'9 x 6'4: A modern bathroom with white suite to include panelled bath with shower over, wash hand basin, close couple W.C., tiling to walls and floor, radiator and double glazed opaque window to rear.

REAR GARDEN: Lovely paved patio area with steps leading up to long lawn with fencing to borders.

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.

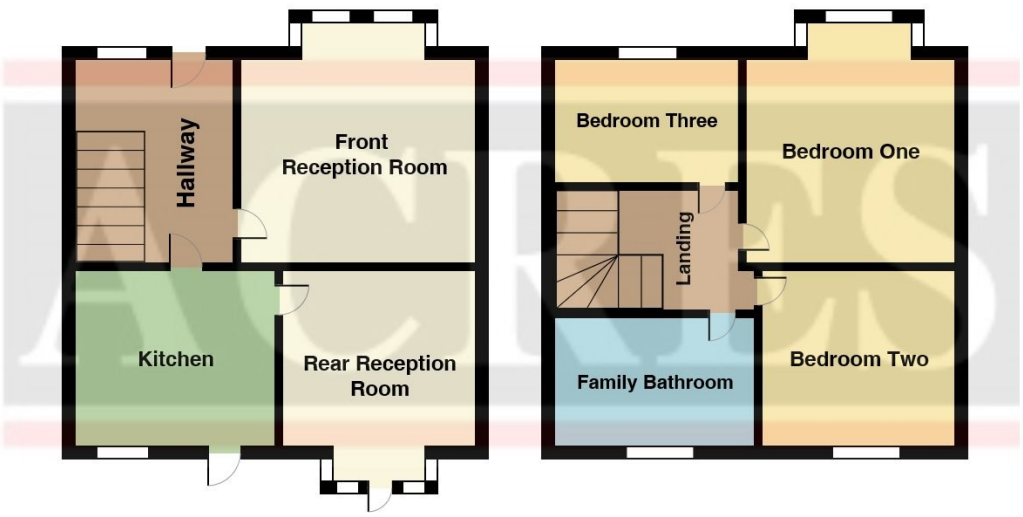


FREE SALES & RENTAL VALUATIONS — INDEPENDANT MORTGAGE ADVICE



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.

Perry Wood Road, Great Barr



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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