

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- \* HIGH SPECIFICATION
- \* END OF TERRACE
- \* THREE BEDROOMS
- \* LARGE LIVING / DINING SPACE
- \* EXTENDED HIGH SPECIFICATION KITCHEN
- \* MODERN FAMILY BATHROOM
- \* IDEAL FIRST TIME BUY
- \* PRIME/PRIVATE LOCATION



**Brushfield Road, Great Barr B42 2QL - Offers in the region of £199,950**

'WOW!' is the only way to describe this beautiful high specification family home. Benefiting from double glazing and gas central heating (both where specified). The interiors include, enclosed porch, welcoming entrance hall, lovely family lounge open plan with large dining room and extended high spec modern fitted kitchen. To the first floor are three bedrooms, two with fitted wardrobes and luxury re-fitted bathroom with white suite. Outside is a brick blocked fore garden offering parking space for multiple cars and to the rear is a garden with patio, lawns and planted beds. This property offers a perfect chance for someone to drop there furniture in and live happily ever after and needs to be viewed to appreciate!

**PORCH: 6'10 x 2'0:** Double glazed window and doors with door into;

**HALLWAY: 12'9 / 5'6max x 2'9min:** Storage cupboard, stairs to first floor and door into;

**LIVING AREA: 14'5(into bay) x 11'11min / 9'10max x 8'8min:** A good size room with fire surround and fire, radiator and double glazed bay window to front with opening into;

**DINING AREA: 15'8 x 9'11:** Large dining area with radiator, double glazed doors out to garden and opening into;

**KITCHEN: 9'6 x 9'3:** Modern extended kitchen with drawer base and eye level units, work surfaces, tiling to splashback, sink and drainer under double glazed window to rear, integrated double oven with electric hob and extractor hood over, integrated dishwasher, washing machine and fridge freezer, double glazed window to side and door out to garden.

**LANDING: 6'2 / 6'1max x 2'7min:** Doors into;

**BEDROOM ONE: 9'11 / 9'4max x 7'10(wardrobe):** A good size double bedroom with built in wardrobe system, radiator and double glazed window to rear.

**BEDROOM TWO: 11'6max x 9'10(wardrobe) / 8'8max x 8'4min:** A further good size double bedroom with built in wardrobe system, radiator and double glazed window to front.

**BEDROOM THREE: 8'11max x 5'3min / 6'10:** A final good sized bedroom, double glazed window to front and radiator.

**BATHROOM: 6'10max x 5'2min / 6'0:** White suite to include panelled bath with shower over, wash hand basin, close couple W.C., tiling to floor and walls, ladder style towel rail/radiator and double glazed opaque window to rear.

**REAR GARDEN:** Brick block paved patio leading to lawn with further patio to rear and fencing to borders.

**TENURE:** We have been informed by the vendors that property is Leasehold. (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:** B.

**VIEWING:** Recommended via Acres on 0121 358 6222.





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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.

Brushfield Road, 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		85   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		