

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * SEMI DETACHED HOUSE
- * FOUR BEDROOMS
- * LARGE LIVING ROOM
- * OPEN PLAN KITCHEN/DINER
- * CONSERVATORY
- * MODERN FAMILY BATHROOM
- * LARGE REAR GARDEN
- * OFF ROAD PARKING
- * COMMUNAL REAR ACCESS
- * PRIME LOCATION



Foden Road, Great Barr B42 2EL - Offers in excess of £235,000

Acres are delighted to offer for sale this beautiful property has been improved and extended throughout. Benefiting from double glazing and gas central heating both where specified. The interiors are superb and include entrance hall, lovely family lounge, stunning open plan room to the rear offering modern styled living and includes, sitting area, dining area and fitted kitchen along with leading into large conservatory. To the first floor are two double bedrooms, one single bedroom and bathroom with white suite. There is also a wonderful loft extension with a third double bedroom and storage. Outside is a fore garden offering multiple parking space. To the rear is a well-manicured garden with patio, lawn with planted borders, to the far rear is a garage leading to a rear gated shared driveway. Viewing is absolutely essential to appreciate before it's too late!

HALLWAY: 12'3 / 5'5max x 2'8min: Double glazed window to front, storage cupboard, stairs to first floor and doors into;

LIVING ROOM: 15'3(into bay) x 12'11min / 10'10max x 9'8min: A stylish good size room with double glazed bay window to front, open chimney, coving to ceiling and radiator.

OPEN PLAN KITCHEN/DINER: 16'9max x 15'7min / 10'5: A modern fitted kitchen with drawer base and eye level units, 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 dishwasher with space for fridge freezer, dining area with radiator and double glazed doors into;

CONSERVATORY: 13'0 x 12'0: A great addition to this family home, double glazed windows, radiator and doors out to garden.

LANDING: 8'4 x 3'0: Double glazed window to side with doors into;

BEDROOM ONE: 12'9(into bay) x 10'7min / 10'6max x 9'4min: A great size double bedroom with wooden flooring, built in wardrobe system, radiator and double glazed bay window to front.

BEDROOM TWO: 11'5max / 9'6(wardrobe) x 10'7min: A great sized double bedroom, two double glazed windows to rear, built in wardrobe system and radiator.

BEDROOM THREE: 10'7max x 7'0min / 9'1: A final double bedroom, double glazed window to rear, built in wardrobes and radiator.

BEDROOM FOUR: 7'5 x 6'0: Double glazed window to front with radiator.

BATHROOM: 8'9 x 5'0: White suite to include panelled bath with shower over, wash hand basin set into vanity unit, close couple W.C., tiling to part walls, ladder style towel rail/radiator and double glazed opaque window to rear.

REAR GARDEN: A fantastic size garden with brick block paved patio to fore with lawn and fencing to borders to far rear is a garage space with communal rear access.

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.

Foden Road, Great Barr



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 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.

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