

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * SEMI DETACHED HOUSE
- * THREE BEDROOMS
- * TWO RECEPTION ROOMS
- * FITTED KITCHEN
- * FITTED BATHROOM
- * OFF ROAD PARKING & REAR GARGE
- * PRIME LOCATION
- * NO UPWARD CHAIN



Lechlade Road, Great Barr B43 5ND — Offers in the region of £200,000

Acres are pleased to offer for sale this semi-detached family home offering no upward chain, situated on a very popular road and benefiting from double glazing and gas central heating (both where specified) the interior offers enclosed porch, entrance hall, spacious dining room to front along with extended living room to rear and fitted kitchen. To the first floor is a landing with three very generous bedrooms and family bathroom. Outside is a block blocked fore garden offering parking space, and to the rear is a long garden with patio areas and lawn plus rear gated access & garage. This is a ideal chance to renovate this property into your dream home! Hurry before you're too late...

PORCH: 6'0 x 2'0: Double glazed windows and door with door into;

HALLWAY: 13'11 / 5'11 x 3'2: Stairs to first floor, storage cupboard, radiator and doors into;

FRONT RECEPTION: 13'9(into bay) x 11'11min / 10'6: Spacious room with fire surround, radiator and double glazed bay window to front.

REAR RECEPTION: 15'2(into bay) x 11'7min / 10'6max x 9'4min: A further reception room with fire surround and fire, extended single glazed bay window to rear and radiator.

KITCHEN: 8'3 x 5'10: Drawer base and eye level units, work surfaces, sink and drainer, space and plumbing for cooker, washing machine and fridge freezer, tiling to splashbacks, and single glazed window to rear and door out to garden.

LANDING: 7'10 x 2'7: Double glazed window to side and doors into;

BEDROOM ONE: 14'4(into bay) x 11'10 / 10'6: A good size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 11'9 / 10'6max x 8'7(wardrobe): A further good size double bedroom with built in wardrobe system, double glazed bay window to rear and radiator.

BEDROOM THREE: 7'5 x 5'11: Double glazed window to front, housing gas central heating boiler and radiator.

BATHROOM: 8'3max x 6'5min / 5'11: White suite to include panelled bath with shower over, wash hand basin, close couple W.C., tiling to part walls, radiator, airing cupboard and double glazed opaque window to rear.

REAR GARDEN: A long garden with patio to fore leading to lawn, shed to rear and outside W.C., far rear garage with communal access and 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.

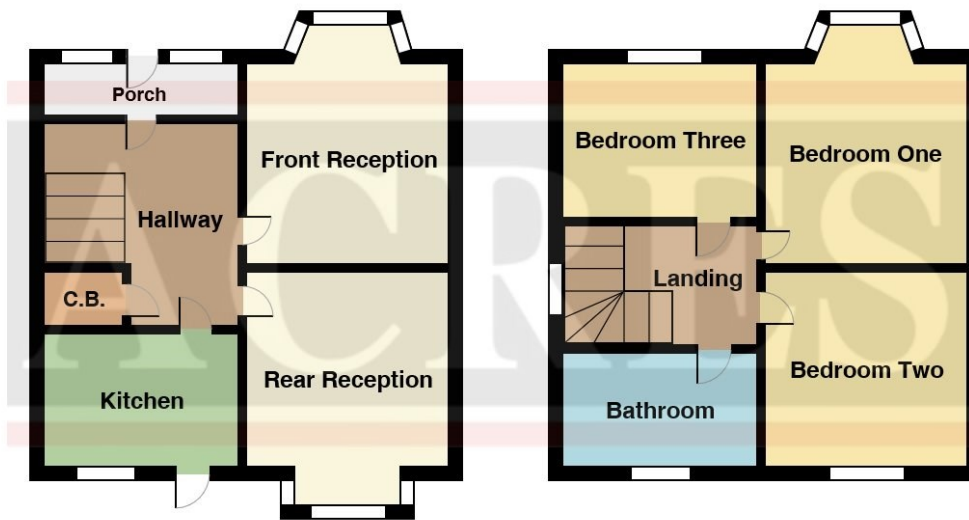


FREE SALES & RENTAL VALUATIONS — INDEPENDANT MORTGAGE ADVICE



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.

Lechlade 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		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		