

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * SEMI DETACHED HOUSE
- * THREE BEDROOMS
- * THROUGH LOUNGE/DINING ROOM
- * FITTED KITCHEN
- * FITTED BATHROOM
- * REAR ACCESS
- * PRIME LOCATION
- * NO UPWARD CHAIN



Cramlington Road, Great Barr B42 2EG - Offers in the region of £200,000

Ideally located in a popular residential road this traditional styled property benefits from double glazing and gas central heating (both where specified) and includes, enclosed porch, entrance hall, lovely family lounge through to dining room and fitted kitchen. To the first floor are three bedrooms and a fitted bathroom. Outside is a fore garden and to the rear is a garden with patio area to fore lawn and access to a rear garage. This road is popular so hurry to book your viewing!

Accessed via steps with fore garden leading into;

PORCH: 5'6 x 4'4: Double glazed windows and door with further door into;

HALLWAY: 10'1 / 5'8max x 2'11min: Stairs to first floor, radiator and doors into;

THROUGH LOUNGE/DINER: 28'1max x 13'8min / 9'9max x 8'6min: A spacious through lounge with double glazed bay window to front, radiator, fire surround and fire, further radiator and double glazed doors to rear leading out to garden.

KITCHEN:12'7 x 5'7: Drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, tiling to floor and splashback, cooker with electric hob and extractor hood over, space and plumbing for washing machine and fridge, radiator and door into side passage.

LANDING: 6'10 x 2'3: Double glazed opaque window to side and doors into;

BEDROOM ONE: 13'10(into bay) x 11'2min / 9'9: A good size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 13'2 / 9'10max x 7'11(wardrobe): A further good size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM THREE: 7'5 x 5'8: Double glazed window to front and radiator.

BATHROOM: 6'10 / 5'8max x 3'0min: White suite to include panelled bath, wash hand basin, close couple W.C., separate shower cubicle, tiling to part walls, radiator and double glazed opaque window to rear.

REAR GARDEN: Patio to fore steps leading to garden and to far rear communal 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.

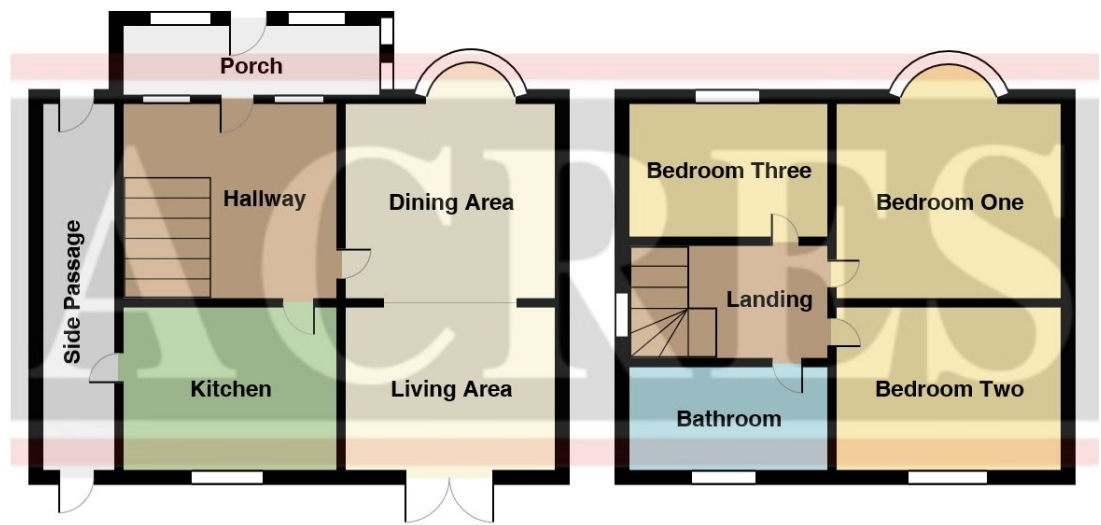


FREE SALES & RENTAL VALUATIONS — INDEPENDANT MORTGAGE ADVICE



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.

Cramlington 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		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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