

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- \* LARGE CORNER PLOT
- \* DETACHED HOUSE
- \* THREE BEDROOMS
- \* LARGE LIVING/DINING ROOM
- \* EXTENDED FITTED KITCHEN
- \* DOWNSTAIRS SHOWER ROOM
- \* FITTED FAMILY BATHROOM
- \* EXTREMELY LARGE REAR GARDEN
- \* POTENTIAL TO EXTEND (STPP)
- \* NO UPWARD CHAIN



**Rocky Lane, Great Barr B42 1NH - Offers in the region of £275,000**



It is a privilege to offer for sale this amazing opportunity to purchase a fabulous character property with huge potential by way of extension (STPP). This detached corner positioned family home is superb and offers many lovely features throughout to include a spacious hallway, generous living room open plan with dining area, downstairs shower room / W.C. and extended fitted kitchen. To the first floor are three spacious bedrooms and family bathroom. Plus beautiful mature gardens to both front and rear along with access to rear with single garage. Opportunities like this do not come up very often so an early viewing is essential so that you do not miss out! Call to book your viewing slot before its too late.

**HALLWAY:** 12'11 / 5'6max x 2'8min: Stairs to first floor, storage cupboard and door into;

**THROUGH LIVING ROOM/DINER:** 26'2 / 10'0max x 8'9: A good size through living room with double glazed bay window to front, radiator, brick fire surround and fire and double glazed windows and door out to garden.

**KITCHEN:**11'8 x 8'7: Extended fitted kitchen with drawer base and eye level units, work surfaces, tiling to splashback, sink and drainer under double glazed window to rear, space and plumbing for cooker with gas hob, washing machine and fridge freezer, and double glazed door out to garden.

**DOWNSTAIRS SHOWER ROOM:** 5'3 x 5'2: White suite to include shower, wash hand basin set into vanity unit, close couple W.C. and tiling to walls and floor.

**LANDING:** 7'2 x 2'9: Double glazed window to side and doors into;

**BEDROOM ONE:** 13'1(into bay) x 10'2min / 9'7: A good size double bedroom with double glazed bay window to front and radiator.

**BEDROOM TWO:** 13'3(into bay) 10'9min / 9'7max x 9'1min: A further good size double bedroom with double glazed bay window to rear and radiator.

**BEDROOM THREE:** 6'5 / 6'0max x 4'8min: Double glazed window to front and storage cupboard housing gas central heating boiler.

**BATHROOM:** 6'10 x 5'11: White suite to include panelled bath with shower over, wash hand basin set into vanity unit, close couple W.C., tiling to walls and floor, ladder style towel rail/radiator and double glazed opaque window to rear.

**REAR GARDEN:** Beautiful mature gardens to both front and rear with hedging and fencing to borders, along with access to rear with single garage.

**REAR GARAGE:** 16'5 x 8'1: Up & Over garage door with light and power points. *(please check the suitability of this garage for your own vehicle)*

**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.



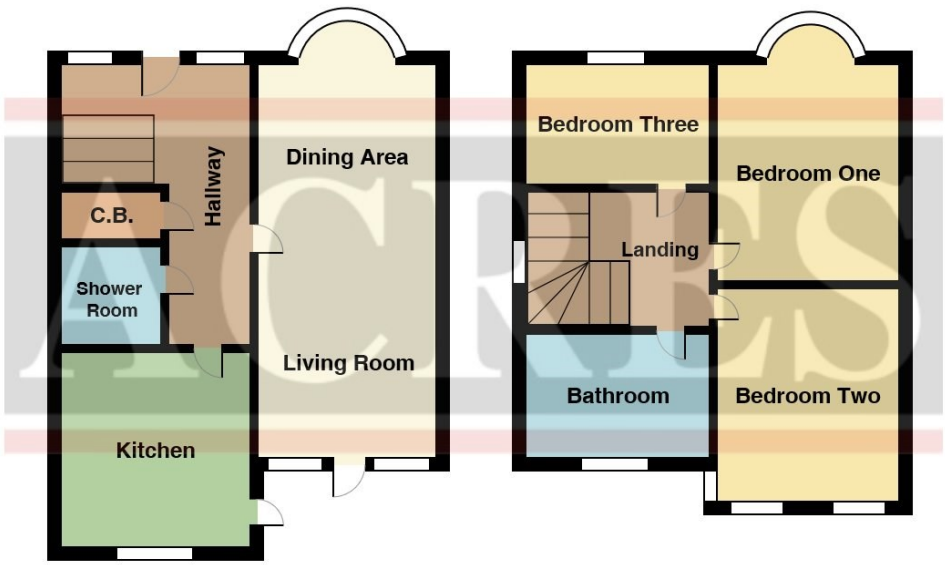
FREE SALES & RENTAL VALUATIONS — INDEPENDANT MORTGAGE ADVICE





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.

**Rocky Lane, 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		84   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		