

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- \* EXTENDED SEMI DETACHED HOUSE
- \* HIGH STANDARD THROUGHOUT
- \* LARGE THROUGH LIVING/DINING ROOM
- \* HIGH QUALITY FITTED KITCHEN
- \* HIGH QUALITY SHOWER ROOM
- \* THREE BEDROOMS WITH FITTED WARDROBES
- \* OFF ROAD PARKING
- \* CONSERVATORY
- \* BEAUTIFUL REAR GARDEN
- \* PRIME LOCATION



Perry Wood Road, Great Barr B42 2BN - Offers in the region of £220,000

Acres are delighted to offer for sale this high quality semi-detached house ideally situated on this very popular road. The interiors have been improved throughout and benefit from newly double glazing and gas central heating (both where specified). The interiors include hallway, generous through lounge, conservatory and high quality fitted kitchen with side access and separate utility space. To the first floor are three good sized bedrooms all with fitted wardrobes and cupboard space and a modern re-fitted family shower room. Outside is a fore garden with blocked paved & tarmac driveway for off road parking and to the rear is a beautifully kept garden with patio to fore leading to lawn and too far rear communal rear access. Call for your viewing today before you're too late!

Accessed via driveway leading into;

**HALLWAY: 9'8 / 5'2max x 2'5min:** Stairs to first floor, radiator and doors into;

**THROUGH LOUNGE/DINING ROOM: 25'5 / 9'8max x 8'4min:** A generous living space with double glazed bay window to front, radiator, fire surround and fire and double glazed doors into;

**CONSERVATORY: 12'8 x 9'2:** Wooden flooring, radiator, double glazed windows and doors out to garden.

**EXTENDED KITCHEN: 14'0max x 9'8min / 8'0max x 5'2min:** A modern fitted extended kitchen with drawer base and eye level units, work surfaces, tiling to splashback, sink and drainer under double glazed window to rear, integrated oven with electric hob and extractor hood over, space and plumbing for washing machine, tumble dryer and fridge freezer, double glazed door out to garden and door into;

**SIDE ACCESS: 10'8 x 2'11:** Doors to front and rear.

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

**BEDROOM ONE: 12'6max x 10'6(wardrobe) / 9'5max x 8'2min:** A good size double bedroom with built in wardrobe system, radiator and double glazed windows to rear.

**BEDROOM TWO: 11'9max x 10'1(wardrobe) / 9'3max x 7'8min:** A further good size double bedroom with built in wardrobe system, radiator and double glazed bay window to front.

**BEDROOM THREE: 7'4max x 5'7min / 6'5max x 3'4min:** A final good sized bedroom, double glazed window to front, storage cupboard over stairs and radiator.

**SHOWER ROOM: 6'10 x 5'6:** A modern fitted suite to include large shower cubicle, wash hand basin set into vanity unit, close couple W.C., tiling to walls, chrome ladder style towel rail/radiator and double glazed opaque window to rear.

**REAR GARDEN:** Paved patio area to fore and lawn leading to further decked patio area, fencing to borders and 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:** B.

**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.

Perry Wood 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	70   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		