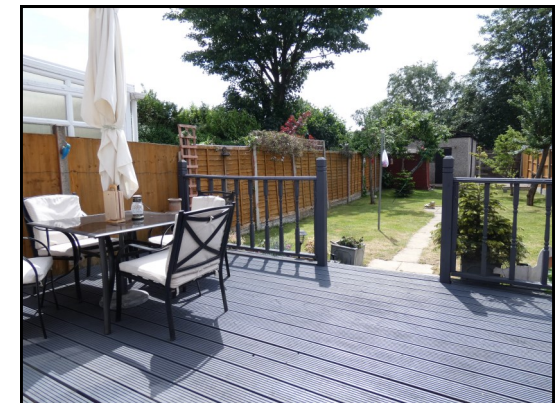


ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
☎ 0121 358 6222 ✉ greatbarr@acres.co.uk @ www.acres.co.uk

- * LARGE SEMI DETACHED HOUSE
- * DOUBLE STOREY EXTENSION
- * THREE DOUBLE BEDROOMS
- * EXTENDED KITCHEN
- * EXTENDED LIVING ROOM
- * SEPARATE DINING ROOM
- * FAMILY BATHROOM
- * OFF ROAD PARKING & GARAGE
- * LARGE REAR GARDEN
- * PRIME LOCATION



Foden Road, Great Barr B42 2EW - Offers in excess of £230,000

Acres are delighted to offer for sale this beautiful heavily extended property both up and downstairs by way of three double bedrooms extended living and kitchen space! Benefiting from double glazing and gas central heating (both where specified). The interiors are superb and include entrance hall, lovely dining room, extended living room and extended modern fitted kitchen. To the first floor are three double bedrooms (two of the three being extended to the rear) and bathroom with white suite. Outside is a fore garden offering multiple parking space. To the rear is a well-manicured garden with decked 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 the size before it's too late!

HALLWAY: 9'3 / 5'5max x 2'9min: Wooden flooring throughout, radiator, stairs to first floor and doors into;

DINING ROOM: 12'10(into bay) x 9'11min / 9'10: A lovely dining room with double glazed bay window to front and radiator and doors into;

EXTENDED LIVING ROOM: 19'4 x 9'10: Spacious extended living room with wooden flooring throughout, radiator and double glazed window and doors out to garden.

EXTENDED KITCHEN: 17'9 x 5'2: Extended kitchen with wooden flooring, base and eye level units, work surfaces, sink and drainer under double glazed window to side, cooker with gas hob and extractor hood over, integrated fridge freezer, space and plumbing for washing machine, radiator and double glazed doors out to garden.

LANDING: 6'5 x 2'2: Double glazed window to side and doors into;

BEDROOM ONE: 15'11 / 9'10max x 9'2min: A good size room with double glazed bay window to front and radiator.

BEDROOM TWO: 12'10(into bay) x 9'11 / 9'11: A further good size room with double glazed windows to rear and radiator.

BEDROOM THREE: 12'3 x 5'4: Double glazed window to rear and radiator.

BATHROOM: 6'9 x 5'3: White suite to include panelled bath with shower over, close couple W.C., wash hand basin, tiling to floor and walls, ladder style towel rail/ radiator and double glazed opaque window to front.

REAR GARDEN: Decked patio area with long lawn and fencing to borders.

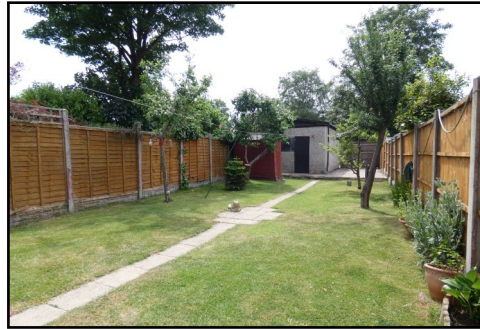
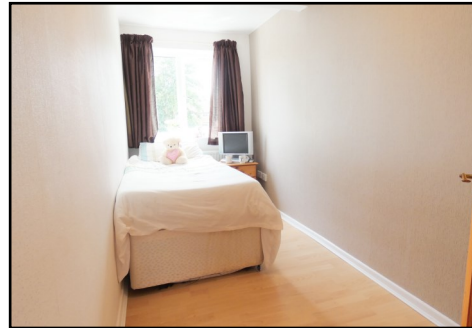
REAR GARAGE: 18'0 x 10'5: *(please check the suitability of this garage for your own vehicle)*

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.

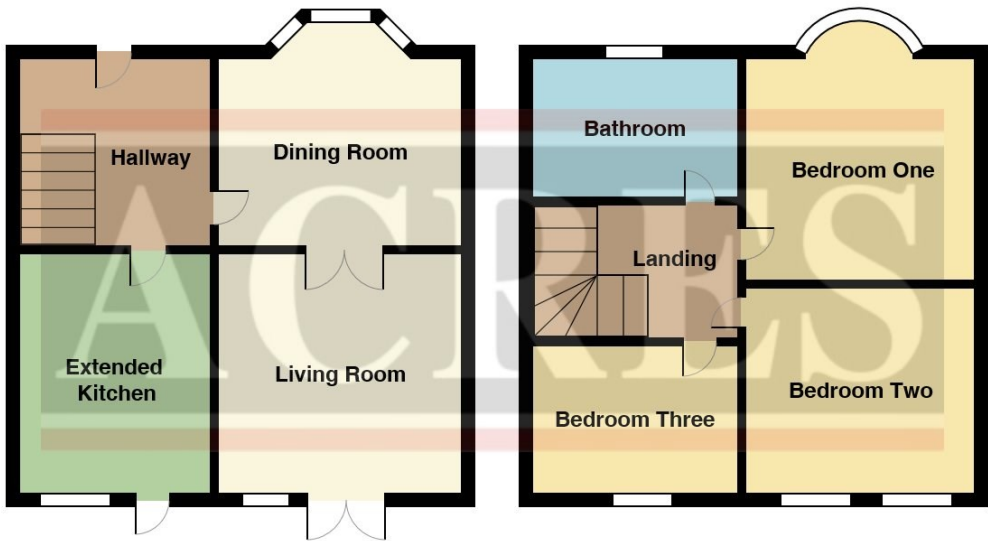
COUNCIL TAX BAND: B.

VIEWING: Recommended via Acres on 0121 358 6222.



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



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		
69-80	C		77 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		