

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- \* DETACHED FAMILY HOME
- \* FIVE DOUBLE BEDROOMS
- \* LARGE FAMILY BATHROOM & TWO EN-SUITES
- \* LARGE LIVING ROOM
- \* SPACIOUS DINING ROOM
- \* MODERN FITTED KITCHEN
- \* DOWNSTAIRS GUEST W.C.
- \* LARGE DOUBLE GARAGE
- \* HIGH SPECIFICATION
- \* PRIME LOCATION



**Monksfield Avenue, Great Barr B43 6AP - Offers in excess of £625,000**

It is a privilege to offer for sale this beautiful corner plot detached property located on a very desirable residential road off Newton Road, Great Barr. The property benefits from double glazing and gas central heating (both where specified). The very spacious interiors include an large enclosed porch, welcoming entrance hall, lovely living room with entertaining doors through to dining room, further sitting room, guest downstairs W.C. and modern fitted kitchen with separate utility space. To the first floor is a lovely light and airy landing space leading to two double bedrooms with fitted wardrobes and en-suites, two further double bedrooms with further fitted wardrobes and a final fifth double bedroom. A beautiful high quality family bathroom with white suite. Outside is a large fore garden offering multiple parking space as well as access to garage front. To the rear is a vast and mature garden that is the perfect complement to this incredible home.

Access via paved driveway leading to garage front and into;

**PORCH: 7'1 x 4'2:** Double glazed windows and door with door into;

**HALLWAY: 14'2 x 4'0:** Spacious hallway with Cardin flooring, radiator, beautiful glass feature staircase to first floor with built in storage and doors into;

**THROUGH LIVING ROOM: 25'10 / 14'2max x 11'0min:** A large living area with coving to ceiling, two ceiling light point, fire surround and electric fire, double glazed window to front, radiator and entertaining doors into;

**DINING ROOM: 14'0 x 7'10:** A further spacious room, double glazed doors out to garden and radiator.

**SITTING ROOM: 15'9 x 7'5:** A further living space with wooden flooring, radiator and double glazed window to front.

**KITCHEN: 17'9 x 12'4:** Modern fitted kitchen with drawer base and eye level units, work surfaces, wooden flooring, spot lighting to ceiling, tiling to splashback, sink and drainer, integrated double oven with microwave and gas hob and extractor hood over, integrated fridge freezer and dishwasher and door into;

**UTILITY: 24'3 x 5'3:** Doors to front and rear along with space and plumbing for washing machine and tumble dryer.

**DOWNSTAIRS W.C.: 3'4 x 2'8:** Close couple W.C., wash hand basin set into vanity unit, cardin flooring and tiling to walls.

**LANDING: 10'1 x 2'8:** Double glazed window to front and doors into;

**BEDROOM ONE: 15'11max x 10'0min / 13'11(wardrobe) x 3'3min:** A great size double bedroom with built in wardrobe system, radiator, double glazed window to front and door into;

**EN-SUITE: 8'4 x 5'6:** Shower cubicle, wash hand basin set into vanity unit, close couple W.C., tiled flooring, tiling to walls, ladder stye towel rail/radiator and double glazed opaque window to side.

**BEDROOM TWO: 15'9max x 9'8min / 13'11(wardrobe) x 7'1min:** A great size double bedroom with built in wardrobe system, radiator, double glazed window to rear and door into;

**EN-SUITE: 8'4 x 5'9:** Shower cubicle, wash hand basin set into vanity unit, close couple W.C., tiled flooring, tiling to walls, ladder stye towel rail/radiator and double glazed opaque window to side.

**BEDROOM THREE: 12'5(wardrobe) x 9'1:** A great size double bedroom with built in wardrobe system, radiator and double glazed window to rear.

**BEDROOM FOUR: 12'1 / 9'1max x 7'1(wardrobe):** A great size double bedroom with built in wardrobe system, radiator and double glazed window to rear.

**BEDROOM FIVE: 10'10 x 6'8:** A final great size double bedroom with radiator, double glazed window to front.

**BATHROOM: 9'10 x 7'4:** A large family bathroom with shower cubicle, free standing panelled bath, wash hand basin set into vanity unit, close couple W.C. tiling to floor and walls, ladder style towel rail/radiator and double glazed opaque window to front.

**REAR GARDEN:** Patio area to fore with large lawn and fencing to borders.

**GARAGE: 34'11 x 16'0:** Triple garage to include electric up and over garage door, ceiling light points and housing gas central heating boiler. *(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:** E.

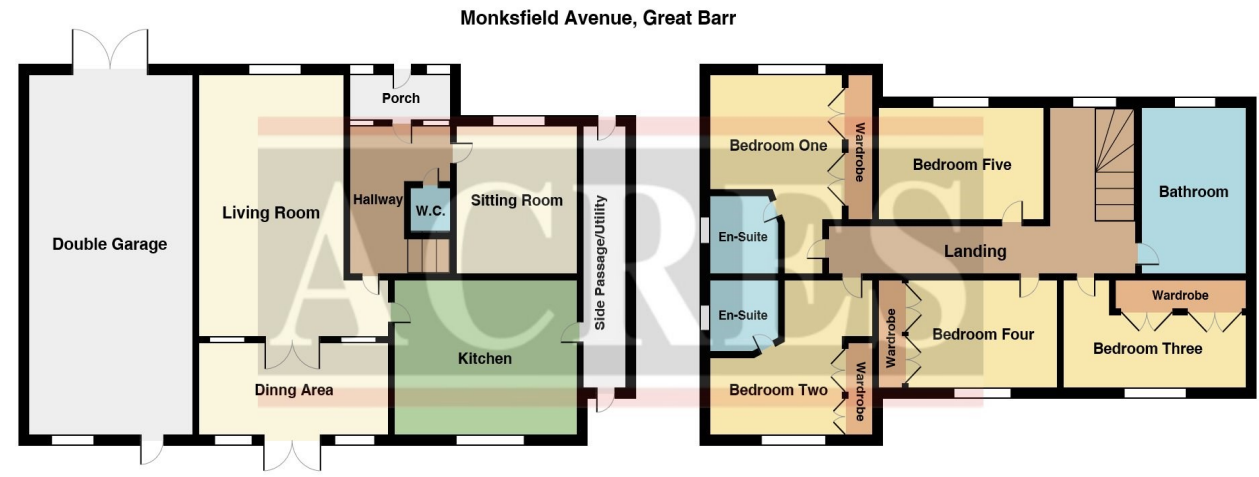
**VIEWING:** Recommended via Acres on 0121 358 6222.



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.



EPC TO BE INSERTED HERE

THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

MONKSFIELD AVENUE, GREAT BARR B43 6AP