

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * MID TERRACED PROPERTY
- * THREE/FOUR BEDROOMS
- * TWO RECEPTION ROOMS
- * MODERN FITTED KITCHEN
- * DOWNSTAIRS SHOWER ROOM
- * MODERN FAMILY BATHROOM
- * OFF ROAD PARKING
- * PRIME/PRIVATE LOCATION
- * SPACIOUS REAR GARDEN
- * NO UPWARD CHAIN



Roxburgh Grove, Great Barr B43 7PN - Price £215,000

Acres are pleased to offer for sale this spacious property situated on a very popular residential road on The Park Farm housing development with the scope to turn into your own! The interiors benefit from double glazing and gas central heating with combi boiler (both where specified). The interiors include entrance hall, wonderful spacious lounge with door out onto patio, modern kitchen, dining room / downstairs fourth bedroom with guest downstairs shower room. To the first floor are two excellent double bedrooms and a single bedroom along with modern family bathroom. To the front is off road parking for multiple cars. To the rear is a well-manicured garden with patio to fore and far rear. This is a great location and size so hurry before you're too late!

HALLWAY: 11'9 x 2'10: Stairs to first floor, radiator and doors into;

KITCHEN: 11'9 x 6'10: Drawer base and eye level units, work surfaces, sink and drainer under double glazed window to front, integrated oven with gas hob and extractor hood over, tiling to splashback and floor, space and plumbing for fridge freezer, washing machine and dishwasher.

LIVING ROOM: 18'10max x 17'9min / 10'11: A good size room with fire surround and fire, radiator, two double glazed windows to rear and door out to garden.

DINING ROOM/FORTH BEDROOM: 10'2 / 7'7max x 6'11min: A further room for ones own use with radiator and double glazed window to front.

DOWNSTAIRS SHOWER ROOM: 5'10 x 5'1: Shower cubicle, wash hand basin set into vanity unit, close couple W.C., tiling to floor and part walls and radiator.

LANDING: 5'11 x 2'6: Access to loft and doors into;

BEDROOM ONE: 14'2 x 9'4: A good size double bedroom with double glazed window to rear and radiator.

BEDROOM TWO: 11'0 / 9'3max x 8'7min: A further good size double bedroom with radiator and double glazed window to rear.

BEDROOM THREE: 9'3 x 8'8: A final double bedroom, double glazed window to front and radiator.

BATHROOM: 9'1max x 6'9min / 5'6: Modern family bathroom with white suite to include panelled bath with shower over, wash hand basin, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to front.

REAR GARDEN: Paved patio with steps up to garden and fencing to borders.

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.

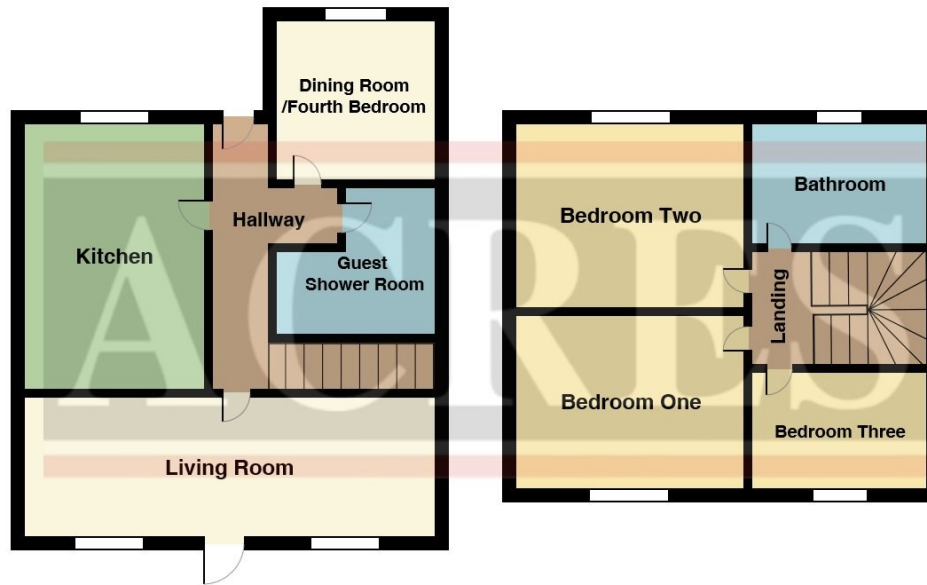


FREE SALES & RENTAL VALUATIONS — INDEPENDANT MORTGAGE ADVICE



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.

Roxburgh Grove, 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		88 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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