

# ACRES

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

- \* END OF TERRACED
- \* THREE BEDROOMS
- \* SPACIOUS LIVING ROOM
- \* OPEN PLAN KITCHEN/DINER
- \* SHOWER ROOM
- \* OFF ROAD PARKING
- \* NO UPWARD CHAIN



Hathersage Road, Great Barr B42 2RY - Offers in excess of £185,000

Acres are delighted to offer for sale this end terraced property with huge potential, situated on this popular residential road on the Beeches Estate this property benefits from double glazing and electric heating (both where specified). The interiors include welcoming entrance hall, spacious lounge, rear open plan modern dining kitchen. To the first floor are three bedrooms and shower room. Outside is a blocked paved fore garden offering off road parking and to the rear is a generous garden with patio, lawn and mature planted border. This particular road tends to sell quickly so an early viewing is essential.

Accessed via block paved driveway allowing off road parking leading into;

**HALLWAY:** 12'0 / 5'5max x 2'8min: Stairs to first floor, electric heater, storage cupboard and doors into;

**LIVING ROOM:** 14'8(into bay) x 11'11min / 9'10max x 8'10: A good size living area with electric heater and double glazed bay window to front.

**OPEN PLAN KITCHEN/DINER:** 15'9max x 14'5min / 11'11max x 9'10min: A great size kitchen with drawer base and eye level units, work surfaces, tiling to floor and splashback, sink and drainer under double glazed window to rear, integrated grill and oven, electric hob and extractor hood over, space and plumbing for washing machine, dishwasher and fridge freezer with dining space, electric heater and double glazed doors out to garden.

**LANDING:** 6'0 x 2'8: Doors into;

**BEDROOM ONE:** 12'2 / 8'8max x 8'5min: A good size double bedroom with electric heater and double glazed window to front.

**BEDROOM TWO:** 9'11 x 9'4: A further good size double bedroom with electric heater and double glazed window to rear.

**BEDROOM THREE:** 8'10max x 4'8min / 6'9max x 3'6min: Electric heater and double glazed window to front with storage cupboard over stairwell.

**SHOWER ROOM:** 6'9 x 5'10: Shower cubicle, wash hand basin, close couple W.C., tiling to floor and walls and double glazed opaque window to rear.

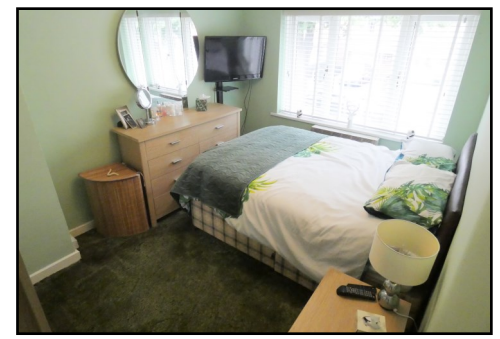
**REAR GARDEN:** Patio area to fore with beautiful well manicured lawn, further patio area to far rear and fencing to borders.

**TENURE:** We have been informed by the vendors that property is Leasehold. (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.



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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.

**Hathersage Road, Great Barr**



**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.**

**HATHERSAGE ROAD, GREAT BARR B42 2RY**