

ACRES

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- * MID TERRACED HOUSE
- * THREE BEDROOMS
- * TWO RECEPTION ROOMS
- * EXTENDED KITCHEN
- * FAMILY BATHROOM
- * REAR GARDEN & PATIO
- * REAR GARAGE
- * NO UPWARD CHAIN



Stanway Road, West Bromwich B71 1RW - £150,000

This is a lovely property in a prime location for local schooling & public transport links that benefits from double glazing and gas central heating (both where specified). The interiors include, enclosed porch, entrance hall, spacious family lounge, separate dining room, extended fitted kitchen. To the first floor are three great sized bedrooms and family bathroom. Outside is a lovely low maintenance garden with patio areas and garage to far rear and to the front of the property is a blocked paved fore garden. Call to book your viewing before you're too late!

PORCH: 5'9 x 1'5: Double glazed window and door with door into;

HALLWAY: 14'2 x 5'9: Stairs to first floor, radiator, storage cupboard and doors into;

FRONT RECEPTION ROOM: 12'9 x 11'2: A good size living room with fire surround and gas fire, double glazed bay window to front and radiator.

REAR RECEPTION: 11'0 x 10'0: A further good size reception room currently used as dining room with radiator and double glazed doors out to garden.

EXTENDED KITCHEN: 17'0 x 6'11: Extended kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, cooker and electric hob, tiling to splashback, space and plumbing for washing machine and fridge freezer and door out to garden.

LANDING: 7'7 x 3'7: Doors into;

BEDROOM ONE: 11'2 x 11'1: A good size double bedroom with double glazed window to rear and radiator.

BEDROOM TWO: 11'1 x 11'0:A further good size double bedroom with built in wardrobe system, double glazed window to front and radiator.

BEDROOM THREE: 8'9 x 7'10: A great sized final bedroom, double glazed window to front and radiator.

BATHROOM: 8'9 x 6'4: Panelled bath with shower over, wash hand basin, close couple W.C., tiling to walls and double glazed opaque window to rear.

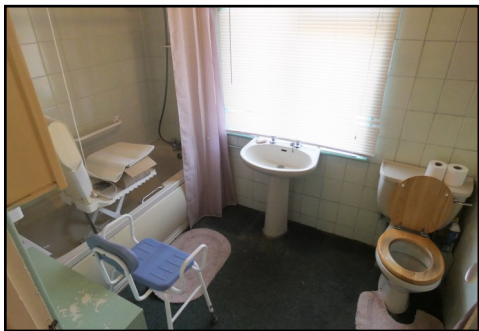
REAR GARDEN: Paved patio area with lawn and fencing to borders to far rear is a single garage with communal access.

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.

Stanway Road, West Bromwich



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.

STANWAY ROAD, WEST BROMWICH B71 1RW