

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * SEMI DETACHED HOUSE
- * FIVE BEDROOMS
- * TWO RECEPTION ROOMS
- * MODERN FITTED KITCHEN
- * MODERN FAMILY BATHROOM
- * DOWNSTAIRS SHOWER ROOM
- * LOW MAINTENANCE GARDEN
- * OFF ROAD PARKING
- * SPACIOUS THROUGHOUT
- * PRIME LOCATION



Pomeroy Close, Great Barr B43 7LY - Offers in the region of £325,000

This is an absolutely stunning property that has been considerably extended and improved by the current owner. Benefiting from double glazing and gas central heating (both where specified) The interiors offer, enclosed porch, welcoming hallway, large stylish lounge / diner being open plan with contemporary styled fitted kitchen plus a very spacious extra reception room or fifth bedroom with en-suite shower room off. To the first floor are four excellent double bedrooms including master bedroom with W.C. & wash basin plus modern family bathroom. Outside is a brick blocked fore garden offering multiple parking space and to the rear is a very well-manicured garden with patio. Viewing is absolutely essential to appreciate the size, location and quality of this wonderful family home.

PORCH: 8'5 x 3'0: Double glazed windows and door with door into;

HALLWAY: 10'8 / 5'11max x 3'2min: Wooden flooring throughout, stairs to first floor and door into;

LIVING ROOM/DNER: 33'2(into bay) x 29'7min / 14'7max x 11'11min: A great size open plan living area with wooden flooring throughout, double glazed bay window to front, under floor heating throughout with spacious dining area and opening into;

OPEN PLAN KITCHEN: 18'11max x 7'6min / 18'5max x 8'8min: Modern fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, storage cupboard, range style cooker and gas hob and extractor hood over, space and plumbing for washing machine and fridge freezer, tiling to splashback and floor, breakfast bar area, radiator and doors out to garden.

SITTING ROOM/FIFTH BEDROOM: 12'8 x 9'2: A great additional room for ones own use, with wooden flooring, radiator, double glazed window to front and door into;

DOWNSTAIRS SHOWER ROOM: 6'9 x 6'9: Modern fitted shower room with tiling to walls and floor, shower cubicle, wash hand basin set into vanity unit, close couple W.C., ladder style towel rail/radiator and double glazed opaque window to rear.

LANDING: 5'9 x 5'1: Doors into;

BEDROOM ONE: 16'10max x 13'3min / 9'11: A good size double bedroom with double glazed window to front, radiator and void into separate close couple W.C., wash hand basin and double glazed opaque window to rear.

BEDROOM TWO: 13'3(into bay) x 10'5min / 12'8: A further good size double bedroom with double glazed bay window to front and radiator.

BEDROOM THREE: 12'7 x 8'11: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM FOUR: 8'0 x 7'6: A final great sized bedroom, double glazed window to front and radiator.

BATHROOM: 7'10max x 5'10min / 5'10: A modern fitted bathroom with white suite with panelled bath and shower over, 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 rear.

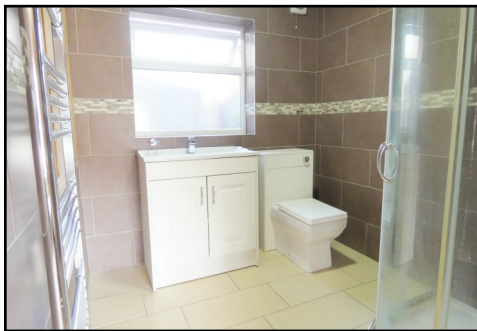
REAR GARDEN: A good size garden with patio and steps leading to further patio and fencing to borders.

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: D.

VIEWING: Recommended via Acres on 0121 358 6222.

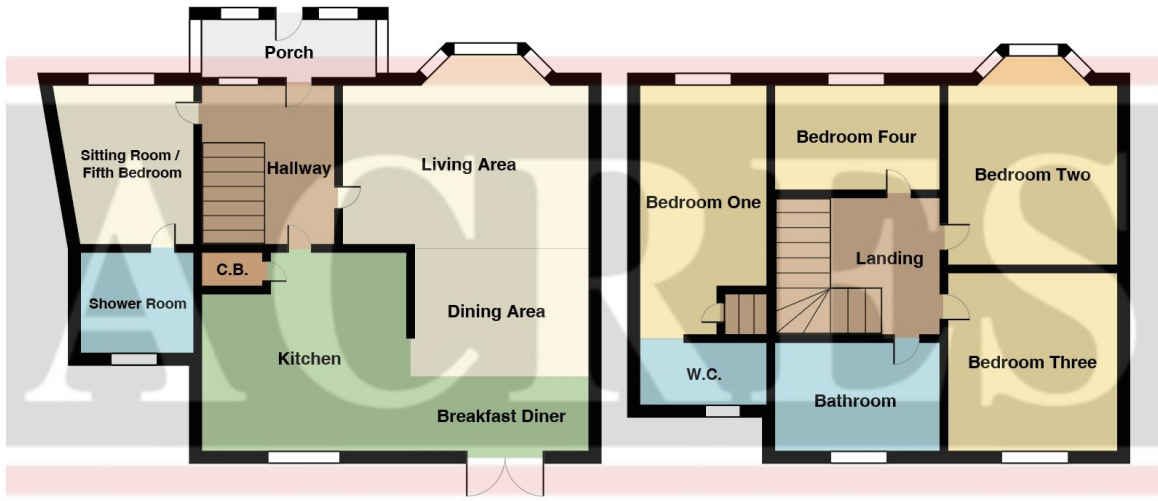


FREE SALES & RENTAL VALUATIONS — INDEPENDANT MORTGAGE ADVICE



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.

Pomeroiy 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	47 e	
21-38	F		
1-20	G		

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