

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- \* DETACHED FAMILY HOME
- \* FOUR BEDROOMS
- \* OPEN PLAN LOUNGE / DINER
- \* MODERN FITTED KITCHEN
- \* MODERN FAMILY BATHROOM
- \* DOWNSTAIRS GUEST W.C.
- \* INTERNAL GARAGE
- \* OFF ROAD PARKING
- \* CUL-DE-SEC LOCATION
- \* LOW MAINTENANCE REAR GARDEN



**Riven Rise, Great Barr, B43 7AW - Asking Price of £350,000**

This is a wonderful traditional styled property located on a very popular residential road. The house is incredibly generous in size and benefits from double glazing and gas central heating (both where specified). The interiors include enclosed porch, very spacious and welcoming hallway, large through lounge / dining room with patio doors out to the garden and extended large high quality fitted kitchen with access into side garage. To the first floor are three excellent bedrooms and modern family bathroom with white suite. The property also offers loft space with storage. Outside is a fore garden offering parking space and to the rear is a mature garden with patio, lawn with an abundance of flowering and verdant trees and shrubs surrounding plus further paved area to far rear. An early viewing is highly recommended.

**HALLWAY: 3'10 x 15'2"** : Stairs to first floor, radiator and doors into;

**OPEN LOUNGE/DINER: 19'01 max x 12'6 min x 14'3** : A good size living area with double glazed doors leading onto patio, radiator and open plan with dining area with double glazed window to rear and radiator.

**KITCHEN: 6'2 x 11'3:** A modern fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to front, integrated oven and gas hob and extractor hood over, integrated dishwasher, space for fridge freezer and washing machine and radiator.

**DOWNSTAIRS W.C.: 3'9 x 5'3:** Close couple W.C., wash hand basin, radiator and double glazed opaque window.

**LANDING: 3'3 x 13'0:** A spacious light & airy landing with doors into;

**BEDROOM ONE: 9'10 max x 9'3** A good size double bedroom with built in wardrobes wardrobes, double glazed window to front, radiator.

**ENSUITE 3'10 max x 2'10 min x 8'3:** A modern white suite to include shower unit, wash hand basin and close couple W.C.

**BEDROOM TWO: 9'1 x 11'8:** A further good size double bedroom, double glazed window to rear, radiator and offering great views of the rear garden.

**BEDROOM THREE: 9'8 x 7'5:** A final double bedroom, double glazed window to rear and radiator.

**BEDROOM FOUR: 9'1 max x 5'2 min x 11'10:** A great sized fourth bedroom, double glazed window to front and radiator.

**BATHROOM: 6'5 x 6'0:** Modern family bathroom having 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 side.

**REAR GARDEN:** A lovely well manicured good size garden with patio area to fore and artificial lawn area and steps leading decked patio, fencing to borders.

**INTERNAL GARAGE: 8'2 x 17'7:** Up & Over garage door currently used as gym. (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:** D.

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

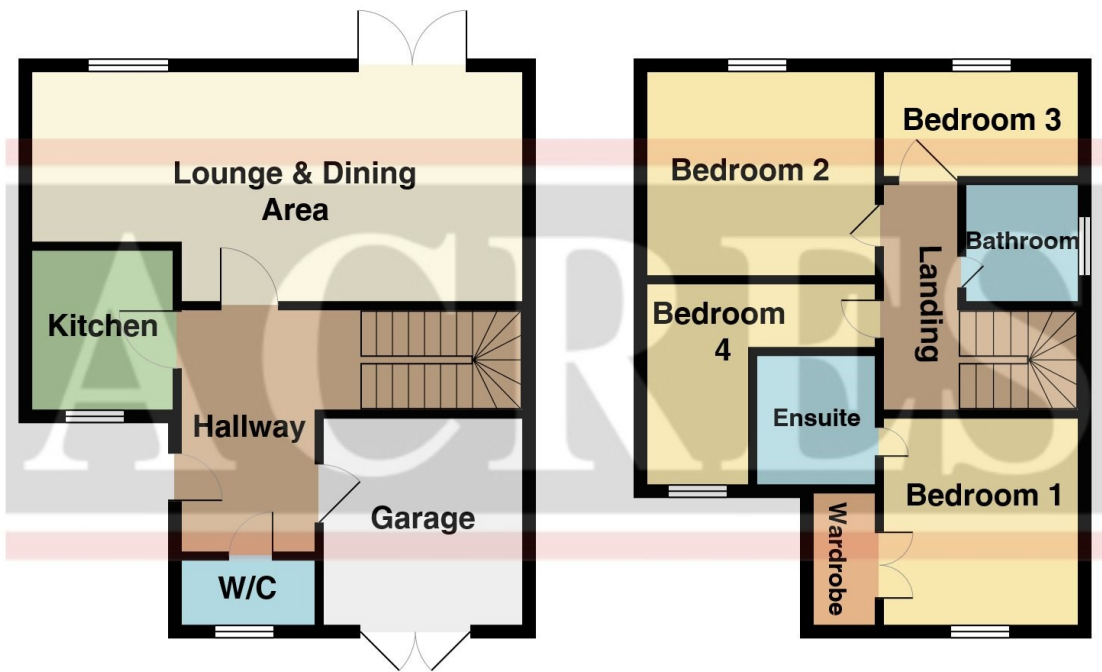


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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased 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.

Riven Rise, 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             |         | 92   A    |
| 81-91 | B             | 81   B  |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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