

ACRES

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

- * SEMI DETACHED HOUSE
- * THREE BEDROOMS
- * LARGE LIVING/DINING SPACE
- * MODERN FITTED KITCHEN
- * FAMILY BATHROOM
- * LARGE DRIVEWAY
- * LOW MAINTENANCE GARDEN
- * POTENTIAL TO EXTEND (STPP)
- * CORNER PLOT
- * PRIME LOCATION



Beeches Road, Great Barr B42 2PX - Offers in excess of £185,000

It is a privilege to offer for sale this amazing opportunity to purchase a semi-detached corner plot property with huge potential by way of extension (STPP). This semi-detached corner positioned family home is superb and offers many lovely features throughout to include a spacious hallway, generous living room open plan with dining area and modern fitted kitchen. To the first floor are three spacious bedrooms all with fitted wardrobe's and family bathroom. Plus large driveway to front offering off road parking and to the rear is a low maintenance garden. Opportunities like this do not come up very often so an early viewing is essential so that you do not miss out! Call to book your viewing slot before it's too late.

Accessed via driveway leading into;

HALLWAY: 5'3 x 3'4: Stairs to first floor and doors into;

LIVING / DINING ROOM: 19'7 / 11'11max x 9'0min: A good size living area open plan with dining space with dual aspect double glazed window to front and rear, radiator and fire surround with gas fire.

KITCHEN: 18'10 / 7'6max x 6'1min: Drawer base and eye level units, work surfaces, sink and drainer, integrated oven and hob and extractor hood over, space and plumbing for washing machine and fridge freezer, double glazed window to rear and door out to garden.

LANDING: 9'0 x 2'7: Storage cupboard and doors into;

BEDROOM ONE: 10'6max x 10'1(wardrobe) / 10'4: A good size double bedroom with built in wardrobe system, double glazed window to front and radiator.

BEDROOM TWO: 10'8 / 6'11max x 5'8(wardrobe): A further good size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM THREE: 10'11 x 6'4: A final great sized bedroom, double glazed window to front, storage cupboard over stairs and radiator.

BATHROOM: 8'11 x 5'3: Panelled corner bath and shower over, wash hand basin, close couple W.C., tiling to floor and part walls and double glazed opaque window to rear.

REAR GARDEN: A good size garden with patio to fore lawn area 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: 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.

Beeches 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		86 B
69-80	C	72 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

BEECHES ROAD, GREAT BARR B42 2PX