

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- \* SEMI DETACHED HOUSE
- \* THREE BEDROOMS
- \* LARGE LIVING/DINING SPACE
- \* MODERN FITTED KITCHEN
- \* LARGE FAMILY BATHROOM
- \* NEW BOILER SYSTEM
- \* SIDE ACCESS
- \* NO UPWARD CHAIN



**Glendower Road, Perry Barr B42 1SU - Offers in the region of £210,000**

Acres are delighted to offer for sale this traditional styled property ideally located in a lovely location benefiting from double glazing and gas central heating (both where specified). The interiors include; entrance porch, entrance hall, family lounge with archway through to dining room, modern re-fitted kitchen and side passage. To the first floor are three bedrooms and a large family bathroom. Outside is a deep fore garden with planted borders and a driveway, to the rear is a garden with patio to fore leading to lawn with fenced borders and access to rear with garage. This property should be viewed to be fully appreciated both location and size!

Access via paved driveway with path leading to;

**PORCH: 5'8 x 1'6:** Double glazed windows and door with door into;

**HALLWAY: 12'8 / 5'8max x 2'9min:** Wooden flooring, radiator and stairs to first floor with doors into;

**THROUGH LIVING ROOM: 27'5 / 9'11max x 8'8min:** Wooden flooring throughout with double glazed bay window to front, two radiators and double glazed windows and doors out to garden.

**KITCHEN: 13'3max x 9'9min / 5'8:** A modern re-fitted kitchen to include drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven with electric hob and extractor hood over, space and plumbing for fridge freezer, radiator and door into;

**SIDE PASSAGE: 18'2 x 2'5:** Doors to front and rear, under stairs cupboard with space and plumbing for washing machine.

**LANDING: 6'11 x 2'6:** Double glazed opaque window to side with doors into;

**BEDROOM ONE: 14'4(into bay) x 12'0min / 9'10max x 7'9min:** A great size double bedroom with double glazed bay window to rear and radiator.

**BEDROOM TWO: 13'10(into bay) x 10'11min / 9'10max x 8'11min:** A further good size double bedroom with double glazed window to front and radiator.

**BEDROOM THREE: 6'10 x 5'9:** A great sized final bedroom, double glazed window to front and radiator.

**BATHROOM: 8'8 x 5'6:** White suite to include panelled bath with shower over, wash hand basin, close couple W.C., tiling to part walls, ladder style towel rail/radiator and double glazed opaque window to rear.

**REAR GARDEN:** Paved patio area to fore with lawn and fencing to borders, to far rear is a garage with shared 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:** C.

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

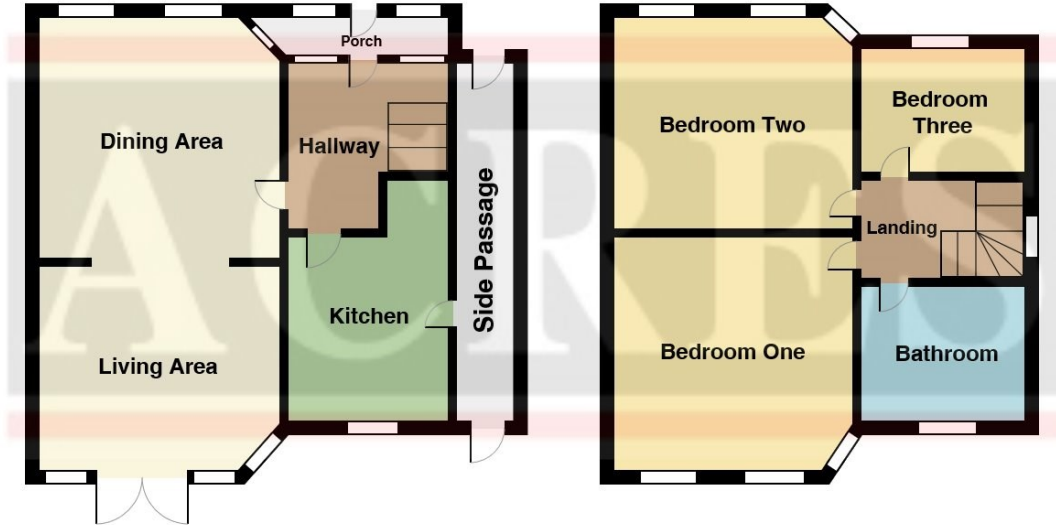


FREE SALES & RENTAL VALUATIONS — INDEPENDANT MORTGAGE ADVICE



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.

Glendower Road, Perry 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		88   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		