

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- \* SEMI DETACHED HOUSE
- \* HUGE POTENTIAL (STPP)
- \* SIDE GARGE & LAND
- \* THREE BEDROOMS
- \* LIVING ROOM
- \* FITTED KITCHEN
- \* FITTED FAMILY BATHROOM
- \* SEPARTE UTILITY
- \* NO UPWARD CHAIN
- \* PRIME LOCATION



**Blythe Grove, Kingstanding B44 9LR - Offers in the region of £160,000**

It is an honour to offer for sale this semi-detached home offering great potential by way of extension (STPP). Benefiting from double glazing, single glazing and gas central heating (both where specified) the interiors offer enclosed porch, welcoming spacious hallway, family lounge, fitted kitchen, separate utility and family bathroom. To the first floor are three excellent double bedrooms. Outside is a exceptionally large paved driveway allowing off road parking leading to garage front and to the rear is a well sized low maintenance garden with patio to fore. Viewing is essential to appreciate the size, location and potential on offer!

**PORCH: 8'9 x 2'6:** Double glazed windows and door with door into;

**HALLWAY: 3'11 x 2'10:** Stairs to first floor and door into;

**LIVING ROOM: 17'5(into bay) x 13'11 / 13'10max x 12'8min:** A good size living area with brick fire surround and fire, radiator and double glazed bay window to front.

**KITCHEN: 10'0 x 9'4:** Drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, cooker, double glazed windows to side and rear, radiator and door into;

**SEPARATE UTILITY: 10'7 x 7'4:** Work surfaces and cupboard space, two windows to rear and door out to garden.

**BATHROOM: 6'4 x 6'3:** Bath and shower over, wash hand basin, close couple W.C., tiling to walls and glazed opaque window to rear.

**LANDING: 7'10 x 3'0:** Double glazed opaque window to side and doors into;

**BEDROOM ONE: 14'0max x 12'10min / 11'5:** A good size double bedroom with built in wardrobe system, double glazed window to front and radiator.

**BEDROOM TWO: 13'8 x 9'6:** A further good size double bedroom with double glazed window to rear, housing gas central heating boiler and radiator.

**BEDROOM THREE: 9'7 x 7'5:** Double glazed window to rear and radiator.

**REAR GARDEN:** Low maintenance garden with fencing to borders.

**GARAGE:** *(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:** B.

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

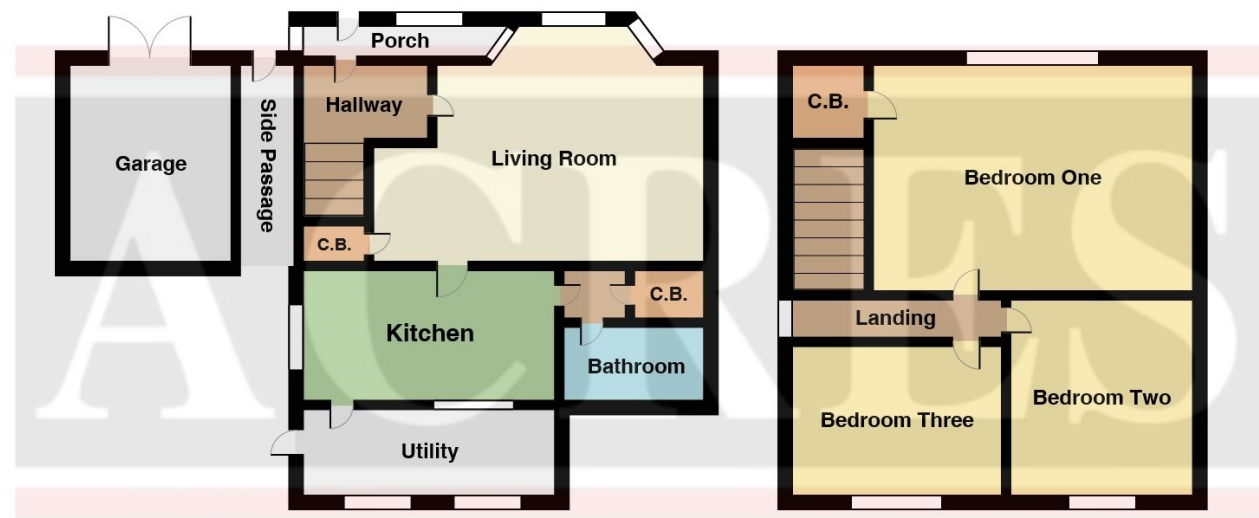


FREE SALES & RENTAL VALUATIONS — INDEPENDANT MORTGAGE ADVICE



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.

**Blythe Grove, Kingstanding**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

**THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.**

**BLYTHE GROVE, KINGSTANDING B44 9LR**