

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- \* SEMI DETACHED HOUSE
- \* TWO DOUBLE BEDROOMS
- \* SPACIOUS LIVING ROOM
- \* OPEN PLAN KITCHEN/DINER
- \* FAMILY BATHROOM
- \* LOW MAINTENANCE GARDEN
- \* OFF ROAD PARKING
- \* IDEAL INVESTMENT
- \* POTENTIAL TO IMPROVE
- \* NO UPWARD CHAIN



**Foden Road, Great Barr B42 2EW - Offers in the region of £195,000**

This is a great opportunity for investors or first time buyers to turn something into their own! Being partly re-furbished the property benefits from double glazing and gas heating (both where specified). Set in a prime location for local schooling and public transport links. Accessed via driveway the interiors include spacious hallway, generous front reception room, further extended reception room open plan with extended kitchen. To the first floor are two double bedrooms and family bathroom. Outside is a patio to fore leading to artificial lawn with fenced borders leading to further patio space with garden shed. This is a very popular road so an early viewing is highly recommended to appreciate size, location and potential!

Access via paved driveway leading to door into;

**HALLWAY: 6'1 x 6'0:** Stairs to first floor, cupboard and doors into;

**FRONT RECEPTION: 12'10(into bay) x 10'5min / 12'4:** A good size reception room with double glazed bay window to front.

**OPEN PLAN KITCHEN/DINER: 17'10max x 16'0min / 15'4max x 6'11min:** Work surface with sink and drainer under double glazed window, with further double glazed window to rear, being open plan with dining area this is an ideal space for someone to turn into their own.

**LANDING: 5'8 x 3'10:** Access to loft and doors into;

**BEDROOM ONE: 12'4max x 11'2min / 10'6:** A great size double bedroom with double glazed window to front.

**BEDROOM TWO: 12'5max x 8'0min / 9'1max x 7'2min:** A further great size double bedroom with double glazed window to rear.

**BATHROOM: 8'2max x 5'9min / 5'7:** Bath, close couple W.C., tiling to part walls and double glazed opaque window to side.

**REAR GARDEN:** Paved patio area leading to artificial lawn with an abundance of shrubs and bushes 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.

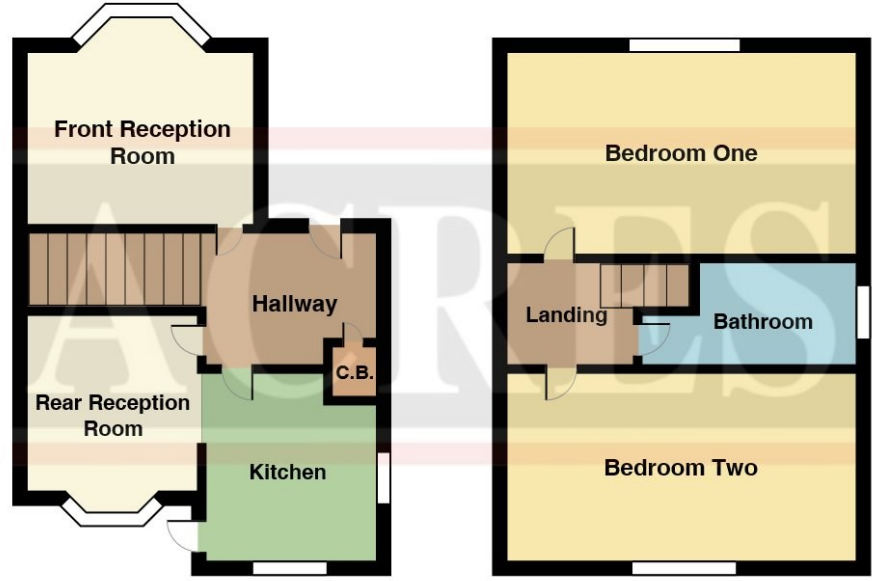


FREE SALES & RENTAL VALUATIONS — INDEPENDANT MORTGAGE ADVICE



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.

**Foden Road, Great Barr**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65   D
39-54	E	43   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.**

**FODEN ROAD, GREAT BARR B42 2EW**