

# ACRES

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- \* OVER 60'S BUNGALOW
- \* QUIET DEVELOPMENT
- \* CLOSE TO LOCAL AMENITIES
- \* TWO BEDROOMS
- \* LEASEHOLD
- \* EPC—TBA



**12 Gorstie Croft, Great Barr, Birmingham, B43 5LZ - Offers Around £115,000**

Set on an immaculate and quiet development just a few minutes walk away from local shops and transport links is this two bedroomed 'over 60's' bungalow! Being recently re-decorated throughout having a new kitchen and also benefiting from gas central heating and double glazing (both where specified). The property is Leasehold with the Service Charge covering buildings insurance, yearly gas and electric checks, window cleaning and gardener for your own private garden and patio area to the rear.

**ENTRANCE PORCH:** Access is via a PVC white door, ceiling spotlight and wooden door into;

**LOUNGE:** 17'0"max 12'5"min x 10'2"max 7'1"min: Double glazed window to front, fire surround with gas supply (please note that this is currently capped off), radiator.

**KITCHEN:** 11'1"max 4'10"min x 10'2"max 7'1"min: Double glazed window to rear, fitted kitchen with wall, base and drawer units (recently fitted), stainless steel sink and drainer, splashback tiles to walls, Worcester combi-boiler and PVC door out onto patio and garden area.

**BEDROOM ONE:** 12'4" x 8'2": Double glazed window to front, radiator.

**BEDROOM TWO:** 8'5" x 8'2": Double glazed window to rear, radiator.

**BATHROOM:** 7'1"max 4'0"min x 5'8"max 5'0"min: Modern bathroom with white suite, electric shower, low level WC, wash hand basin with splashback tiles, extractor fan and radiator.

**REAR GARDEN:** Private garden space with patio - ideal for table and chairs and socialising. The property also has a communal car park and is warden controlled.

**TENURE:** We have been informed by the vendors that property is Leasehold. (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

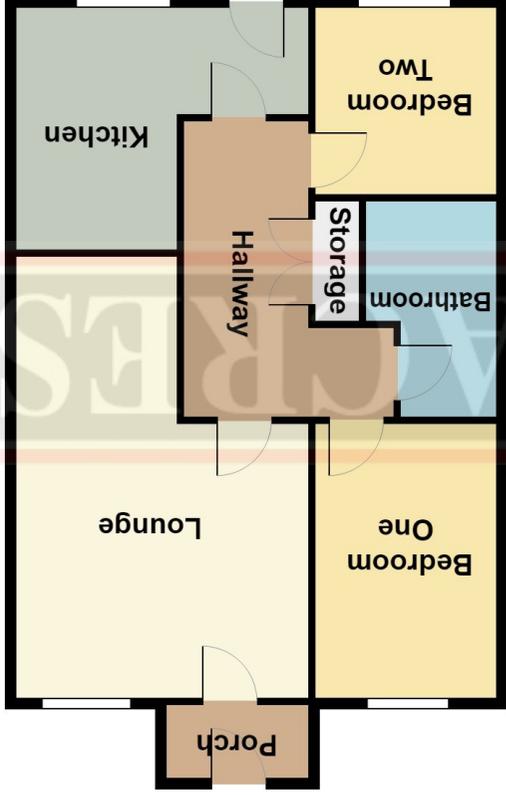
**VIEWING:** Recommended via Acres on 0121 358 6222.



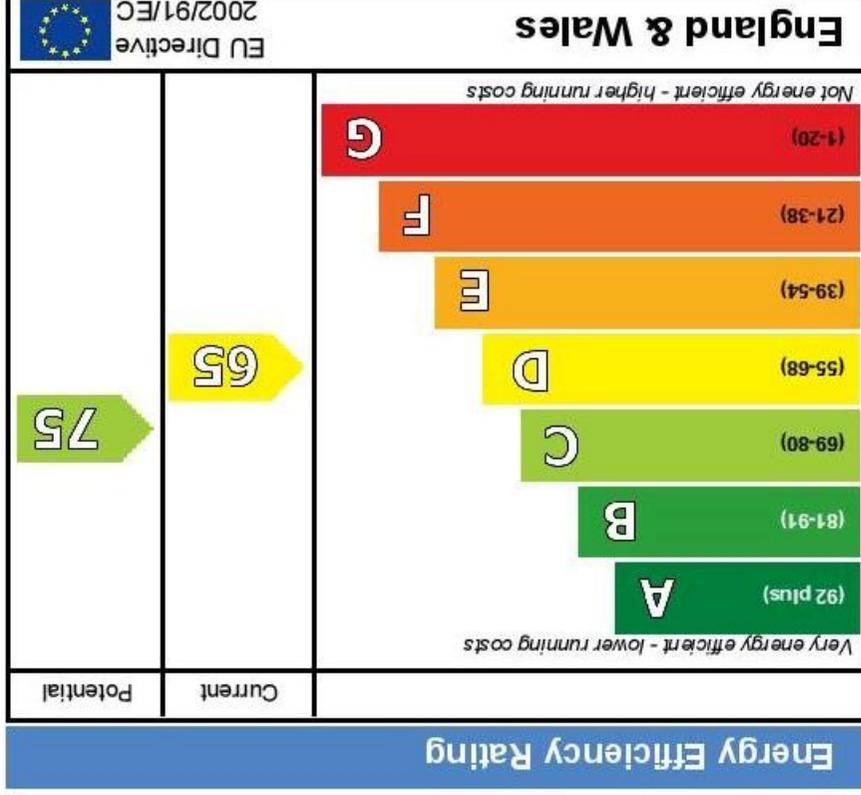
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Gorstie Croft, Great Barr



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



however be available by separate negotiation.

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



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