

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * CUL-DE-SAC LOCATION
- * LARGE REAR EXTENSION
- * GENEROUS LOUNGE/DINING AREA
- * EXTENDED BREAKFAST KITCHEN
- * THREE BEDROOMS
- * SPACIOUS WET ROOM
- * OFF ROAD PARKING
- * GARAGE
- * TIERED REAR GARDEN
- * EPC RATING - D



11 Rousdon Grove, Great Barr, Birmingham, B43 5HN - Offers Around £190,000

Situated in this lovely cul-de-sac this property benefits from double glazing and gas central heating (both where specified) and offers a large extension to the rear. The interiors include enclosed porch, entrance hall, very generous extended lounge/dining room and extended breakfast kitchen. To the first floor are three bedrooms and spacious wet room. Outside is a planted fore garden with driveway leading to garage front and to the rear is a very pretty planted tiered garden with a cascading water feature. The property is offered with no chain and internal viewing should be considered a priority.

Access is via a planted fore garden with driveway leading to garage front and steps to reception door into;

HALLWAY: Double glazed orial style window to front plus further double glazed window, staircase to first floor, radiator, cloaks cupboard and double doors into;

EXTENDED LOUNGE/DINING ROOM: 15'4" x 12'2"max 11'1"min: An incredible reception room with coving to ceiling, radiator, fire surround with marblesque back and hearth and electric living flame effect fire, open archway to;

DINING AREA: 12'0" x 10'2": Double glazed patio doors to rear, radiator, coving to ceiling and door into;

BREAKFAST KITCHEN: 11'10" x 6'11": Having a range of drawer, base and eye level cupboards, work surfaces, tiling to splashbacks, wall mounted gas central heating boiler, space for gas cooker, double glazed patterned window to side, stainless steel circular sink and drainer.

BREAKFAST AREA: 12'0" X 8'1": A superb space with double glazed window and door to garden, coving to ceiling and radiator.

FIRST FLOOR LANDING: Access to loft and doors into;

DRYING ROOM: Double glazed patterned window, shelving and radiator.

BEDROOM ONE: 11'10" x 9'0": Double glazed window to front, door into over stairs storage, radiator and courtesy door to;

BEDROOM TWO: 12'3" x 9'11": Double glazed window to rear, radiator, coving to ceiling.

BEDROOM THREE: 8'9" x 7'0": Double glazed window to front, radiator, coving to ceiling.

WETROOM: 9'10" x 6'11": A large wetroom, electric shower, wash hand basin and low level WC, tiling to walls, double glazed patterned window, water proof flooring, chrome ladder style radiator/towel rail, built in storage.

GARAGE: 13'3" x 7'0": Opening doors to front. (Please check the suitability of the garage for your own vehicle).

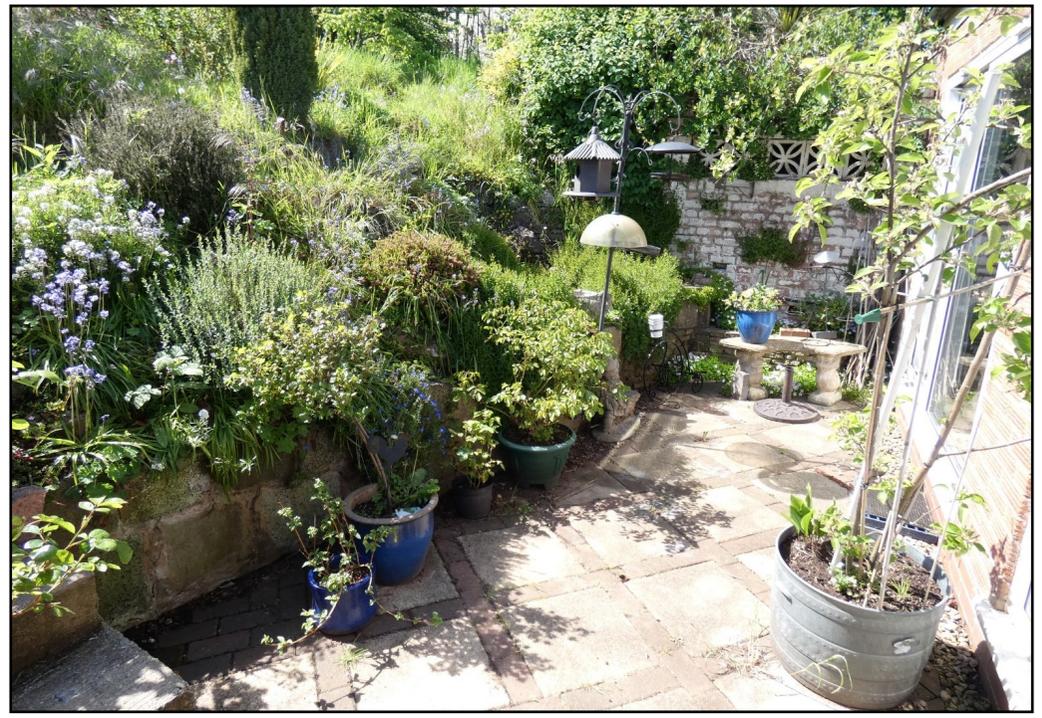
REAR GARDEN: A very pretty tiered garden with patio to fore.

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

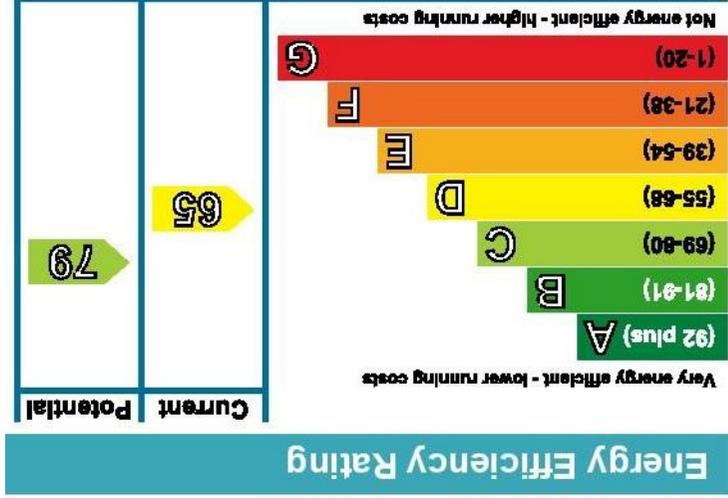


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Rousdon Grove, Great Barr



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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