

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * POPULAR RESIDENTIAL LOCATION
- * IDEAL FIRST HOME
- * THROUGH LOUNGE/DINING ROOM
- * FITTED KITCHEN
- * THREE BEDROOMS
- * FAMILY BATHROOM
- * OFF ROAD PARKING
- * EPC RATING - E



46 Stanford Avenue, Great Barr, Birmingham, B42 1LA - Asking Price £155,000

Acres are delighted to advertise for sale this lovely property ideally situated on a popular residential road ideal for a first purchase or investment! The interiors include porch, entrance hall, through lounge with dining area and sliding door onto patio space. To the first floor are three bedrooms and bathroom with white suite. Outside is a fore garden offering parking space and to the rear is a very generous garden with patio and long lawn. Viewing should be considered a priority before missing out!

Access is via a brick blocked driveway leading to a double glazed reception with vertical double glazed panels to either side.

HALLWAY: Staircase to first floor, radiator, door into under stairs storage and doors into kitchen and;

THROUGH LOUNGE: 23'5"max 10'9"min x 10'3"max 9'1"min: Double glazed bay window to front, coving to ceiling radiator, contemporary style fire, double glazed sliding patio door to rear, timber effect flooring.

KITCHEN: 11'4" x 5'3": Having a range of units, work surfaces and tiling to splashbacks, four ring hob with electric oven under and extractor hood over. Space for fridge freezer, space and plumbing for washing machine, double glazed vertical radiator and wall mounted boiler.

FIRST FLOOR LANDING: Double glazed opaque window, access to loft and doors into;

BEDROOM ONE: 12'3"max into bay 9'9"min x 10'3"max 9'0"min: Double glazed bay window to front, radiator.

BEDROOM TWO: 11'5" x 10'2"max 9'0"min: A second double bedroom, double glazed window to rear, radiator.

BEDROOM THREE: 6'8" x 5'6": Double glazed window to front, radiator.

BATHROOM 8'1" x 5'5": A large family bathroom with white suite comprising bath and separate shower cubicle, wash hand basin, close couple WC, double glazed opaque window, tiling to walls, radiator.

GARDEN: A generous garden with paved patio to fore leading to a long lawn with pathway to side leading to storage shed.

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

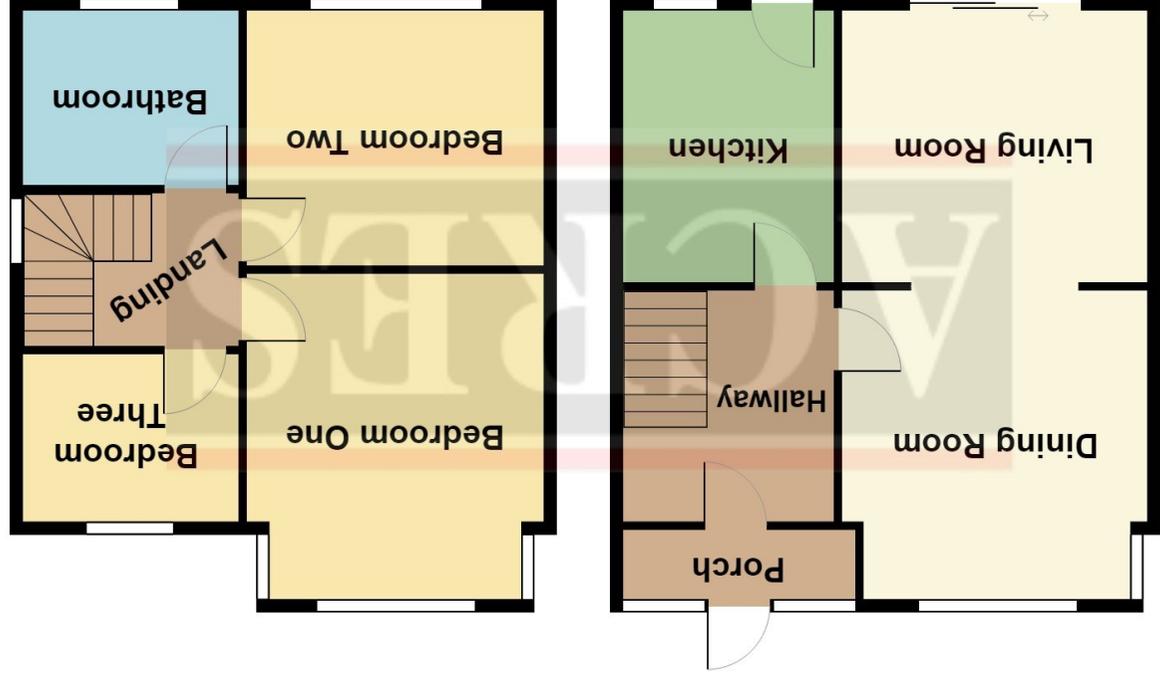
VIEWING: Recommended via Acres on 0121 358 6222.



FREE SALES & RENTAL VALUATIONS — INDEPENDANT MORTGAGE ADVICE



Stanford Avenue, 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.

