

# ACRES

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- \* MID TERRACED PROPERTY
- \* THREE BEDROOMS
- \* LARGE LIVING ROOM
- \* OPEN PLAN KITCHEN / DINER
- \* SEPARATE UTILITY
- \* PRIME LOCATION



**Gorsty Close, West Bromwich B71 3EB - Offers in the region of £160,000**

This is a lovely property in a prime location for local schooling & public transport links that benefits from double glazing and gas central heating (both where specified). The very well presented interiors include, entrance hall, spacious family lounge with under stairs storage, stylish modern styled kitchen/ diner with a range of white units and separate utility. To the first floor is a master bedroom with built in storage cupboard, plus two further excellent bedrooms. Outside is a lovely low maintenance garden with patio areas leading to lawn and to the front of the property is a blocked paved driveway for two cars. Call to book your viewing before you're too late!

Access via brick blocked driveway leading to double glazed door into porch with door into;

**HALLWAY: 16'2 x 2'10:** Stairs to first floor, radiator and door into ;

**LIVING ROOM: 15'10 / 10'11max x 10'3min:** Spacious lounge with wall mounted electric fire, two radiators, double glazed window to front, storage space under stairs.

**KITCHEN: 15'8 / 9'3max x 8'0min:** Having a range of units to include drawer, base and eye level cupboards, work surfaces, double sink, double glazed window to rear, integrated oven with hob and extractor hood over, space and plumbing for fridge freezer, radiator.

**UTILITY: 8'2 x 3'1:** Additional space with door out to garden.

**LANDING: 10'3max x 6'0min / 4'0max x 2'7min:** Door into;

**BEDROOM ONE: 13'4 x 9'3:** Double bedroom with double glazed window to rear, storage cupboard over the stairs and radiator.

**BEDROOM TWO: 10'3 x 9'11:** A further double bedroom with double glazed window to front, storage cupboard over stairs and radiator.

**BEDROOM THREE: 8'11 x 7'3:** Double glazed window front, further storage cupboard and radiator.

**BATHROOM: 5'10 x 5'5:** White suite comprising panelled bath with shower over, wash hand basin, tiling to floor and walls, double glazed opaque window, radiator.

**SEPARATE W.C.: 4'11 x 2'7:** Close couple W.C., tiling to floor.

**REAR GARDEN:** Decking area to fore with lawn and pathway to rear with fencing to borders and gate for rear access.

**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.

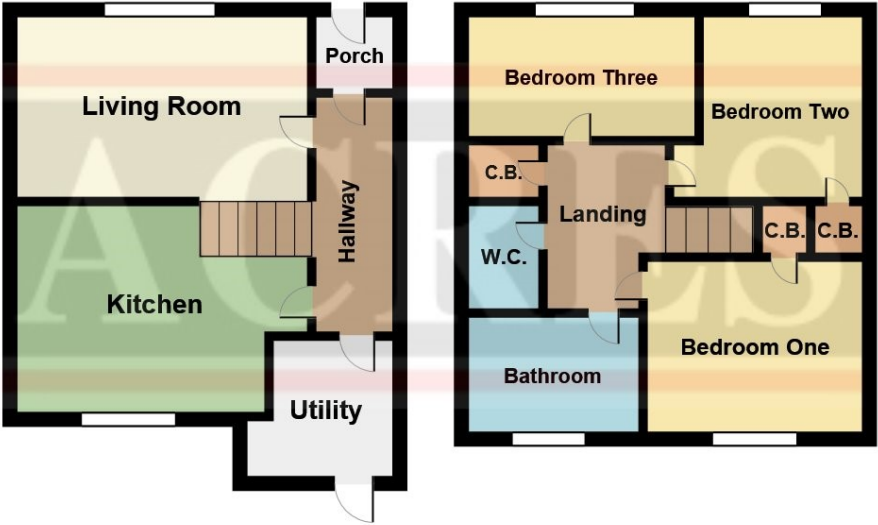




FREE SALES & RENTAL VALUATIONS — INDEPENDANT MORTGAGE ADVICE

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.

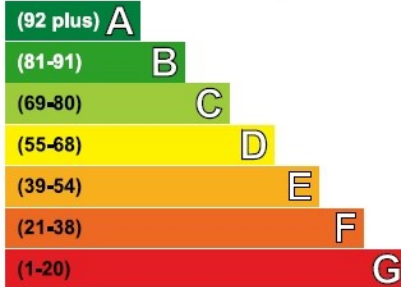
Gorsty Close, West Bromwich



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

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

| Current | Potential |
|---------|-----------|
| 72      | 87        |