

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * SEMI DETACHED HOUSE
- * THREE BEDROOMS
- * LARGE THROUGH LIVING ROOM
- * MODERN KITCHEN
- * MODERN BATHROOM
- * OFF ROAD PARKING
- * REAR GARAGE
- * PRIME LOCATION



Crantock Road, Birmingham B42 1RR - £195,000

Acres are delighted to offer for sale this traditional styled property ideally located in a extremely sought after location benefiting from double glazing and gas central heating (both where specified). The interiors include; large entrance hall, large family through lounge with dining space and re-fitted modern kitchen. To the first floor are three bedrooms and a re-fitted modern family bathroom. Outside is a block paved driveway for multiple cars, to the rear is a large garden with patio to fore leading to lawn with fenced borders and access to rear. This property should be viewed to be fully appreciated both location, size and quality! Hurry before you're too late!

Access is via brick block driveway leading to porch having double glazed window and doors with into;

HALLWAY: 15'2 x 5'7: Large entrance hall with radiator and doors into;

THROUGH LIVING ROOM: 27'9 x 9'11: Large through lounge with two radiators, double glazed bay window to front leading to double glazed window and doors to rear.

KITCHEN: 13'0 x 5'8: Fitted kitchen with a range of drawer, base and eye level units, work surfaces, stainless steel sink and drainer, integrated cooker with gas hob over and tiling to splash back and floor, space and plumbing for fridge freezer and washing machine, radiator and double glazed window to rear.

LANDING: 7'0 x 5'8: Double glazed window to side with doors into;

BEDROOM ONE: 13'10(into bay) x 11'4min / 10'0: A great size room with double glazed bay window to rear, radiator.

BEDROOM TWO: 13'6(into bay) x 10'7min / 10'0: A further great size double bedroom with double glazed bay window to front, radiator.

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

BATHROOM: 7'10 x 5'6: White suite comprising panelled bath with shower over, wash hand basin set into vanity unit, close couple W.C., tiling to floor and walls, ladder style towel rail/radiator, double glazed opaque window to rear.

REAR GARDEN: Paved patio with long lawn 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.

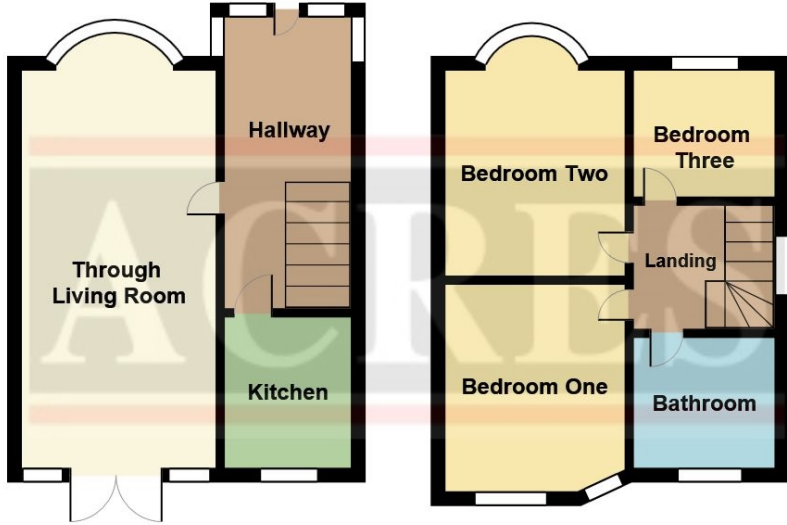


FREE SALES & RENTAL VALUATIONS — INDEPENDANT MORTGAGE ADVICE



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.

Crantock Road, Birmingham



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 c
55-68	D		
39-54	E	51 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.