

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * SEMI DETACHED HOUSE
- * FOUR BEDROOMS
- * MAIN BEDROOM WITH EN-SUITE
- * LARGE LIVING ROOM
- * OPEN PLAN KITCHEN / DINER
- * SEPARATE UTILITY
- * DOWNSTAIRS GUEST W.C.
- * OFF ROAD PARKING & GARAGE



Farlands Grove, Great Barr B43 5PY - Offers in the region of £275,000

Acres are pleased to offer for sale this wonderful semi detached property that is ideally located close to amenities and local schooling. Benefiting from double glazing and gas central heating (both where specified). The interiors include entrance hall, beautifully presented spacious family lounge, fitted kitchen with a comprehensive range of units open plan with dining area and guest downstairs WC along with separate utility. To the first floor is the main bedroom with built in wardrobe & en-suite shower room, three further spacious bedrooms and a modern family bathroom with white suite. Outside is a fore garden offering off-road parking along with access to garage front. To the rear is a garden with patio area to fore, lawn and side access. If you are looking for a property that you can simply move into and live happily ever after this is the one for you!

HALLWAY: 4'1 X 3'11: Stairs to first floor with doors into;

LIVING ROOM: 18'6max x 13'5min / 12'8: Spacious lounge with double glazed bay window to front, radiator and door into;

OPEN PLAN KITCHEN/DINER: 18'8max x 16'0min / 11'1: Having a comprehensive range of units to include drawer, base and eye level cupboards, work surfaces, tiled splashback, sink and drainer under double glazed window to rear, integrated oven with electric hob and extractor hood over, space and plumbing for fridge freezer, tiling to floor, radiator doors into;

UTILITY: 8'5 x 6'8: Further space with work surface, space and plumbing for fridge freezer and washing machine.

DOWNSTAIRS W.C.: 5'11 x 4'2: Close couple W.C, wash hand basin, radiator and double glazed opaque window.

LANDING: 4'1 x 4'0: Radiator and doors into;

BEDROOM ONE: 12'9max x 10'8(wardrobe front) / 9'3: Main bedroom with double glazed window, radiator and built in wardrobe system and door into;

EN-SUITE: 6'3 x 4'8: White suite comprising shower cubicle, close couple W.C., wash hand basin, tiling to floor and walls and double glazed opaque window.

BEDROOM TWO: 13'1 x 8'6: A good size room with double glazed window to front and radiator.

BEDROOM THREE: 12'4max x 10'4(wardrobe front) / 8'6: A further good size room with double glazed window, radiator and built in wardrobe system.

BEDROOM FOUR: 9'4 x 7'6: Double glazed window and radiator.

BATHROOM: 8'1 x 5'4: White suite comprising panelled bath, close couple W.C, wash hand basin, tiling to floor and walls, radiator and double glazed opaque window.

REAR GARDEN: Paved patio area with steps down to lawn and fencing to borders.

INTERNAL GARAGE: 9'5 x 8'6: *(please check the suitability of this garage for your own vehicle)*

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.

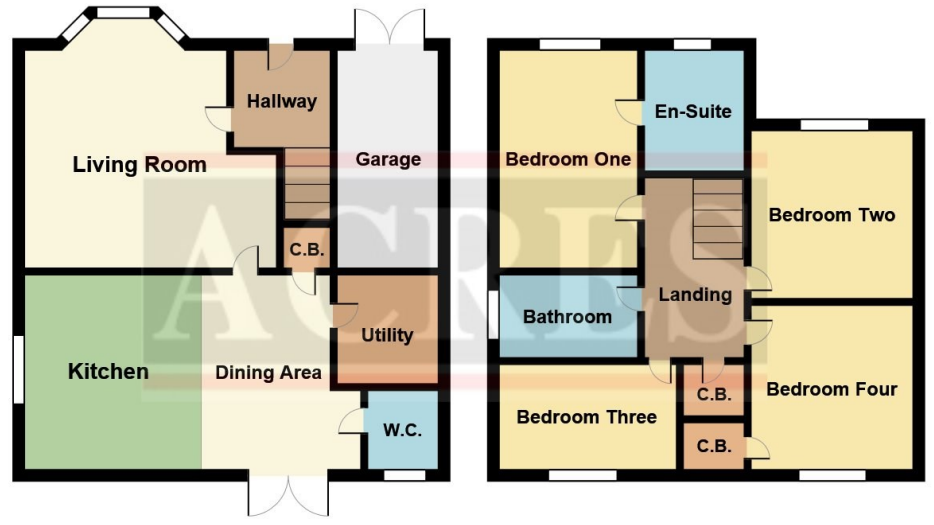


FREE SALES & RENTAL VALUATIONS — INDEPENDANT MORTGAGE ADVICE



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.

Farlands Grove, Great Barr



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	77 c	
55-68	D		
39-54	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.

FARLANDS GROVE, GREAT BARR B43 5PY