

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
☎ 0121 358 6222 ✉ greatbarr@acres.co.uk @ www.acres.co.uk

- * SEMI DETACHED HOUSE
- * THREE BEDROOMS
- * EXTENDED KITCHEN
- * CONVERTED GARAGE
- * LARGE CONSERVATORY
- * MODERN SHOWER ROOM
- * OFF ROAD PARKING
- * PRIME LOCATION



Farlands Grove, Great Barr B43 5PY - Offers in the region of £240,000

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. The interiors include entrance hall, beautifully presented spacious family lounge, fitted kitchen with a comprehensive range of units opening into conservatory and side access giving further access into garage part converted into downstairs shower room. To the first floor are three great sized bedrooms and a modern family shower room 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. Hurry before you're too late!

PORCH: 10'11 x 2'8: Double glazed window and door with door into;

HALLWAY: 12'2 x 6'5: Stairs to first floor, radiator and door into;

LIVING ROOM: 15'6 / 12'2max x 10'11min: Spacious lounge with fire surround and gas fire, coving to ceiling, double glazed window to rear and door into;

KITCHEN: 21'8 / 7'7max x 6'11min: Having a comprehensive range of units to include drawer, base and eye level cupboards, work surfaces, tiled splashback, stainless steel sink and drainer under double glazed window to rear, integrated oven, electric hob, space and plumbing for fridge freezer and washing machine, radiator and double glazed doors into;

CONSERVATORY: 12'5 x 8'9: A lovely addition with double glazed windows and doors out to garden.

SIDE PASSAGE: 11'10 x 3'6: Doors to both rear and front into garage.

LANDING: 5'10 x 5'5: Doors into;

BEDROOM ONE: 12'2max x 11'1min / 10'0: A great size room with radiator, double glazed window to front and cupboard over stairs.

BEDROOM TWO: 11'11 x 8'10: A further good size room with radiator and double glazed window to rear.

BEDROOM THREE: 9'1 x 7'0: Double glazed window to front, radiator.

BATHROOM: 7'1 x 6'10: White suite comprising shower cubicle, wash hand basin, vanity unit, radiator and double glazed opaque window to rear.

SEPARATE W.C.: 3'7 x 2'11: Close couple W.C. with double glazed opaque window to side.

REAR GARDEN: Paved and decking patio area, long lawn with fencing and hedges to borders.

GARAGE: 11'6 x 10'11: Currently being converted into downstairs shower room. *(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



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 c
55-68	D	66 d	
39-54	E		
21-38	F		
1-20	G		

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