

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * DETACHED HOUSE
- * FOUR DOUBLE BEDROOMS
- * TWO RECEPTION ROOMS
- * CONSERVATORY
- * INTERNAL GARAGE
- * MODERN KITCHEN & SEPARATE UTILITY
- * DOWNSTAIRS GUEST W.C.
- * PRIME LOCATION



Peak House Road, Great Barr B43 7RY - Offers in the region of £395,000

It is a privilege to offer for sale this incredible detached family home that has wonderful interiors throughout. Benefiting from double glazing and gas central heating (both where specified). The property offers, enclosed porch, entrance hall, classically styled dining room opening into lovely rear lounge with entertaining doors through to a very spacious conservatory, large comprehensively fitted kitchen with separate utility and guests cloakroom. To the first floor is a Master bedroom suite with an en-suite that includes a multi jet steam shower cabin, two further excellent bedrooms and a luxury family bathroom. There is also a lovely double bedroom with amazing views to the loft along with office space. Outside is a fore garden with planted area to side offering multiple parking space and access to garage front and to the rear is a large private garden with patio and play room to fore leading to the main lawned garden that includes a pond, decking and a large shed. The garden is enclosed by mature shrubs and established trees. This house really has it all and early viewing is essential to appreciate the size!

PORCH: 6'7 x 5'2: Double glazed window and door with further PVC door into;

HALLWAY: 12'5 / 6'2max x 3'4min: Stairs to first floor, tiling to floor, radiator and doors into;

DOWNSTAIRS W.C.: 4'11 x 2'6: Close couple W.C., wash hand basin with tiling to floor and walls.

THROUGH LIVING ROOM: 25'3 / 11'11max x 10'7min: Dining area with double glazed bay window to front opening into the lounge area with fire surround and gas fire, coving to ceiling, double glazed sliding doors into conservatory.

KITCHEN: 19'4max x 12'8min / 15'6max x 6'3min: Fitted kitchen with a range of units to include drawer, base and eye level cupboards, stainless steel sink and drainer, range style oven with gas hob, space and plumbing for fridge freezer, spotlights to ceiling, tiling to floor, radiator, two double glazed windows and further door into conservatory and door into;

UTILITY: 9'0 x 5'9: Further units with sink and drainer, space and plumbing for washing machine and dryer, tiling to floor.

CONSERVATORY: 11'2 x 10'9: A great additional room to be used for ones own requirements, double glazed windows radiator and double glazed doors out to garden.

PLAY ROOM: 8'5 x 7'7: Double glazed windows and doors.

LANDING: 14'6max x 6'10min / 13'6max x 2'4min: A light airy landing with doors into;

BEDROOM ONE: 13'3 x 10'10: A great size double bedroom with double glazed window to rear, radiator and door into;

EN-SUITE: 8'2 x 4'11: White suite to include shower cubicle, wash hand basin, close couple W.C., tiling to floor and walls, ladder style towel rail/radiator.

BEDROOM TWO: 14'4 x 9'7: A further double bedroom, two skylight windows and radiator.

BEDROOM THREE: 13'10max(into bay) x 11'0min / 11'4max x 9'3(wardrobe): A further great size room with built in wardrobe system, radiator and double glazed window to front.

BEDROOM FOUR: 11'1 x 6'7: Double glazed window to front and radiator.

BATHROOM: 7'6 x 6'8: White suite with panelled bath with shower above, close couple W.C., wash hand basin, tiling to floor and walls, double glazed opaque window to rear.

OFFICE: 8'8max x 6'7min / 8'0: A good space leading from bedroom two with sky light window giving fantastic views.

REAR GARDEN: Paved patio area with large lawn with an abundance of trees and bushes to borders.

INTERNAL GARAGE: 13'0 x 6'9: Up & over, ceiling light point and housing gas central heating boiler. *(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: D.

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.

Peak House Road, Great Barr



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 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.

PEAK HOUSE ROAD, GREAT BARR B43 7RY