

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 / DINER
- * LARGE THROUGH LIVING ROOM
- * MODERN FAMILY BATHROOM
- * CARPORT TO REAR
- * LOW MAINTENANCE GARDEN
- * PRIME LOCATION
- * NO CHAIN



Gorse Farm Road, Great Barr B43 5LR - Offers of £220,000

Acres are delighted to offer for sale this beautiful property that has been improved and extended throughout. Benefiting from double glazing and gas central heating both where specified. The interiors are superb and include enclosed porch, entrance hall, lovely through family lounge and stunning open plan kitchen / diner offering modern styled living and includes, dining area and comprehensively fitted kitchen. To the first floor are two fabulous double bedrooms with fitted wardrobe's and a third bedroom, re-fitted modern family bathroom with white suite. Outside is a fore garden being brick built with steps leading to porch. To the rear is real hidden gem, low maintenance garden with decked patio, decked bar and seating! To the far rear is a large carport offering secured off road parking for two vehicles. Viewing is absolutely essential to appreciate before it's too late! Offering no upward chain.

Access is via steps leading to;

PORCH: 5'10 x 4'0: Double glazed window and doors into;

HALLWAY: 15'3 / 5'11max x 3'1min: Wooden flooring with stairs to first floor, radiator and doors into;

THROUGH LIVING ROOM: 26'7max x 24'2min / 10'6: Wooden flooring throughout with double glazed bay window to front, coving to ceiling, radiator, fire surround with gas fire, leading to dining area.

OPEN PLAN KITCHEN/DINER: 19'0max x 9'7min / 15'1:Drawer base and eye level units, range style cooker, work surfaces, belfast sink, space and plumbing for fridge freezer, spot lights to ceiling, double glazed window to rear, radiator and double glazed doors out to garden.

LANDING: 7'6 x 2'7: Double glazed window to side, doors into;

BEDROOM ONE: 14'5(into bay) x 11'11min / 10'6max x 8'6(wardobe): Wooden flooring, built in wardrobe system, double glazed bay window to front, radiator.

BEDROOM TWO: 11'9 / 10'4max x 8'6(wardobe): Wooden flooring, built in wardrobe system, double glazed window to rear, radiator.

BEDROOM THREE: 7'5 x 5'11: Wooden flooring, double glazed window to front, radiator.

BATHROOM: 8'2 x 5'9: White suite to include, stand alone bath, shower cubicle, wash hand basin set into vanity unit, close couple W.C., tiling to walls, double glazed opaque window to rear, ladder style towel rail/radiator.

REAR GARDEN: Steps up to decked patio with decked bar and seating area, with rear carport offering secured off road parking 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: 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.

Gorse Farm Road, Great Barr



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 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.

GORSE FARM ROAD, GREAT BARR B43 5LR