

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- \* SEMI DETACHED HOUSE
- \* THREE BEDROOMS
- \* LARGE LIVING/DINING SPACE
- \* EXTENDED KITCHEN
- \* MODERN SHOWER ROOM
- \* OFF ROAD PARKING
- \* LARGE REAR GARDEN
- \* PRIME LOCATION



Beechwood Road, Great Barr B43 6JN - £235,000

This is a beautifully presented property located on this excellent residential road located on the very popular White Crest estate. Benefiting from double glazing and gas central heating (both where specified). The interiors include enclosed porch, lovely entrance hall, stylish lounge to front being open plan with dining space to rear and extended fitted kitchen. To the first floor are three good sized bedrooms and a shower room with white suite. Outside is a fore garden offering parking space and lawn. To the rear is an large garden with patio to fore and long lawn. This is a lovely family home that needs to be viewed internally to appreciate size and location!

Access via a paved driveway leading to;

**PORCH: 8'0 x 2'1:** Double glazed windows and sliding doors with door into;

**HALLWAY: 14'0 / 5'5max x 2'7min:** Stairs to first floor, double glazed window to side, storage cupboard and doors into;

**THROUGH LIVING ROOM: 24'5max x 21'9min / 11'4max x 10'2min:** Wooden flooring throughout, coving to ceiling, double glazed window to front, radiator and further double glazed window to rear.

**EXTENDED KITCHEN: 16'6max x 7'11min / 7'0max x 5'3min:** Extended kitchen with drawer base and eye level units, integrated cooker with gas hob over and extractor hood, work surfaces, tiling to splash back, stainless steel sink and drainer under double glazed window to rear, space and plumbing for fridge freezer, washing machine and dryer, double glazed window to side and door out to garden.

**LANDING: 6'9 x 2'1:** Double glazed window to side, doors into;

**BEDROOM ONE: 13'5(into bay) x 10'10min / 10'10max x 8'5min:** A good size double bedroom with double glazed bay window to front and side, radiator.

**BEDROOM TWO: 11'5max x 10'2min / 10'8:** A further good size double bedroom with double glazed window to rear and radiator.

**BEDROOM THREE: 7'3 x 6'1:** Double glazed window to front and radiator.

**BATHROOM: 6'11 x 5'5:** White suite to include wash hand basin, close couple W.C., shower cubicle, tiling to floor and part walls and double glazed opaque window to rear.

**REAR GARDEN:** Patio area 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:** 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.

### Beechwood Road, 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		85   B
69-80	C		
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		

**BEECHWOOD ROAD, GREAT BARR B43 6JN**