

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- \* MID TERRACED PROPERTY
- \* THREE DOUBLE BEDROOMS
- \* LARGE LIVING/DINING SPACE
- \* FITTED KITCHEN
- \* LARGE BATHROOM
- \* OFF ROAD PARKING & GARAGE
- \* LOW MAINTENANCE GARDEN
- \* PRIME LOCATION



**Stanton Road, Great Barr B43 5HA - Offers in excess of £192,500**

Acres are delighted to offer for sale this mid-terraced house that offers great size and location. Standing in a fantastic residential road in reach of popular local schools and public transport services. Being gas centrally heated and double glazed (both where specified). The accommodation is arranged over two floors to include; entrance porch, hallway opening into a great size living room with dining space and fitted kitchen. To the first floor are three great sized double bedrooms along with family bathroom. To the rear is a low maintenance garden with patio to fore leading to lawn in centre and to the front is a blocked paved driveway space for off road parking and access to garage front. Hurry before you're too late!

Access via block paved driveway leading to;

**PORCH:** Double glazed window and door with door into;

**HALLWAY:** Stairs to first floor, radiator and doors into;

**LIVING ROOM / DINER: 18'11max x 17'9min / 10'10:** A good size living space with fire surround and gas fire, double glazed window to rear, radiator and double glazed doors out to garden.

**KITCHEN: 11'8 x 6'10:** Having a range of fitted units to include drawer, base and eye level cupboards, work surfaces with tiled splashback, sink and drainer under double glazed window to front, integrated oven, gas hob with extractor over, fridge / freezer and space and plumbing for washing machine.

**LANDING:** Access to loft and doors into;

**BEDROOM ONE: 13'9 x 9'3:** A good size room with double glazed window to rear, radiator.

**BEDROOM TWO: 10'11 / 9'4max x 8'2min:** A further good size double bedroom with double glazed window to rear, radiator.

**BEDROOM THREE: 9'2 x 8'7:** A final double bedroom, double glazed window to front, radiator.

**BATHROOM: 9'4 x 5'6:** White suite to include panelled bath, separate shower cubicle, wash hand basin, close couple W.C., tiling to part walls, radiator and double glazed opaque window to front.

**REAR GARDEN:** Low maintenance garden with patio surround and central lawn area and fencing to borders.

**GARAGE: 17'2 x 8'9:** Up and over garage door, ceiling light and power points. *(please check the suitability of this garage for your own vehicle)*

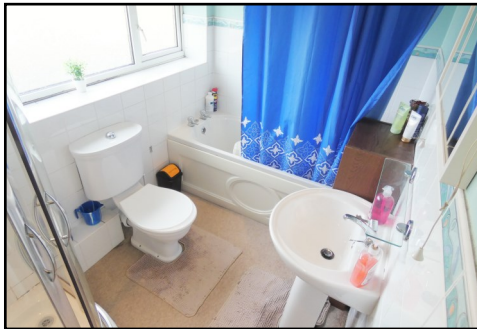
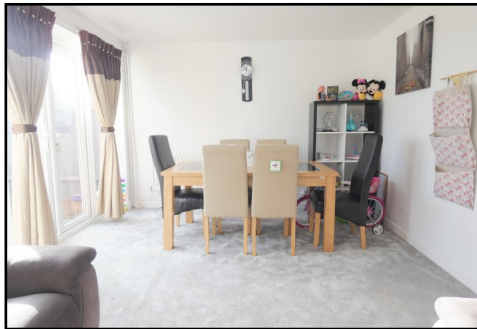
**TENURE:** We have been informed by the vendors that property is Freehold. (Please note that details of the tenure should be confirmed by any prospective purchaser's solicitor).

**FIXTURES & FITTINGS:** As per sales particulars.

**COUNCIL TAX BAND:** B.

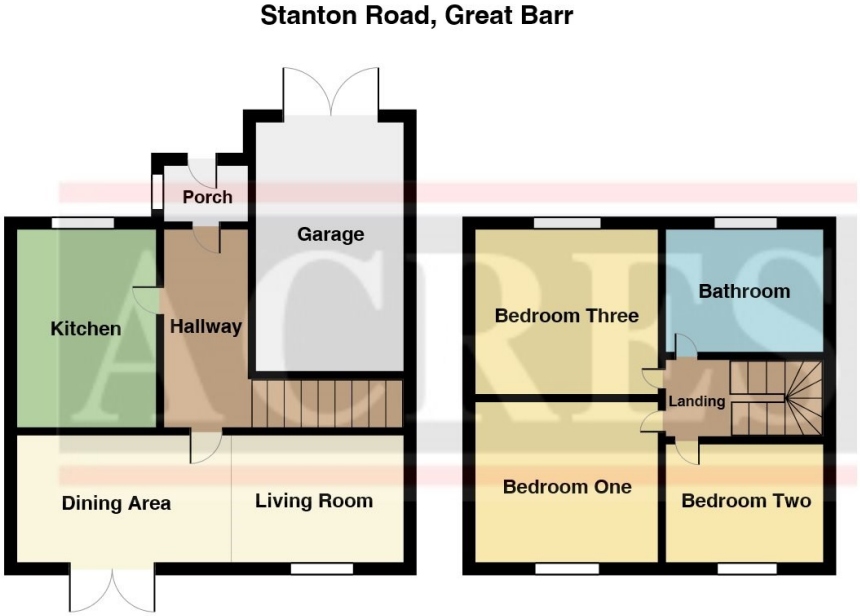
**VIEWING:** Recommended via Acres on 0121 358 6222.





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.



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		
55-68	D	59   D	76   C
39-54	E		
21-38	F		
1-20	G		