

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * MID TERRACED PROPERTY
- * TWO DOUBLE BEDROOMS
- * TWO RECEPTION ROOMS
- * MODERN KITCHEN
- * MODERN BATHROOM
- * REAR GARAGE WITH ACCESS
- * LOW MAINTENANCE GARDEN
- * PRIME/PRIVATE LOCATION



Linden Avenue, Great Barr B43 5JU - PRICE £160,000

This is a lovely well-presented property that benefits from double glazing and gas heating (both where specified). Set in a prime & private location for local schooling and public transport links. Accessed via driveway the interiors include spacious porch, generous front reception room, further reception room, galley kitchen and modern re-fitted bathroom. To the first floor are two double bedrooms. Outside is a patio to fore leading to low maintenance garden with fenced borders to far rear is a single garage with communal rear access. This is a very popular road so an early viewing is highly recommended to appreciate size and location!

PORCH: 4'5 x 3'8: Double glazed windows and door with door into;

FRONT RECEPTION ROOM: 18'1 / 11'3max x 8'4min: A spacious living room, storage cupboard, stairs to first floor, radiator and double glazed window to front.

REAR RECEPTION ROOM: 11'0max x 8'8min / 10'6: A further spacious room with fire surround, radiator and double glazed window to rear with door into;

KITCHEN: 11'11 x 5'8: Fitted kitchen to include drawer, base and eye level units, work surfaces, sink and drainer under double glazed window, space and plumbing for washing machine and fridge freezer, cooker with extractor and hob, tiling to splashback and door into;

DOWNSTAIRS BATHROOM: 10'3 x 5'7: Modern re-fitted bathroom, white suite to include panelled bath with shower over, close couple W.C., wash hand basin set into vanity unit, tiling to floor and walls, ladder style towel rail/radiator and double glazed window to side.

LANDING: 2'9 x 2'7: Doors into;

BEDROOM ONE: 11'3max x 10'2min / 8'10: A good size double bedroom with radiator and double glazed window to rear.

BEDROOM TWO: 8'10 x 8'3: A further double bedroom with storage cupboard, radiator and double glazed window to front.

REAR GARDEN: Low maintenance garden with paved patio area, access rear garage and fencing to borders.

REAR GARAGE: 16'1 x 8'4: Pull too garage door, ceiling light points and power sockets. *(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.

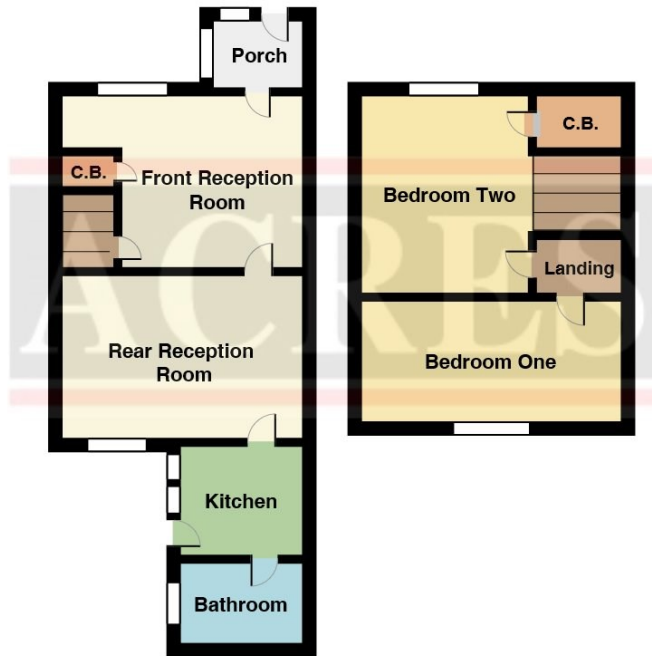


FREE SALES & RENTAL VALUATIONS — INDEPENDANT MORTGAGE ADVICE



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.

Linden Avenue, Great Barr



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	77 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.

LINDEN AVENUE, GREAT BARR B43 5JU