

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * DETACHED FAMILY HOME
- * THREE BEDROOMS
- * TWO RECEPTION ROOMS
- * DOWNSTAIRS W.C./UTILITY
- * MODERN FITTED KITCHEN
- * MODERN FAMILY BATHROOM
- * OFF ROAD PARKING
- * PRIME LOCATION



Birmingham Road, Great Barr B43 6NX - Offers in the region of £260,000

Acres are delighted to advertise for sale this detached family home. Set in an extremely popular location with popular local schools and public transport links nearby, this gem is not to be missed! The property benefits from gas central heating and double glazing (both where specified). The interiors include; enclosed porch, spacious entrance hall, modern fitted kitchen and separate dining room, generous rear reception room and downstairs guest W.C. / Utility. To the first floor are three excellent bedrooms and modern family bathroom. Outside is a fore garden with driveway space. To the rear is a large garden with patio leading to lawn and further patio space to far rear. The property also offers enclosed side passageway and to the other gated side access. Early viewings are essential to appreciate the interiors and further potential with the property.

Accessed via block paved driveway offering off road parking and giving access into;

PORCH: 4'10 x 3'1: Double glazed door with door into;

HALLWAY: 7'1 x 6'1: A spacious hallway with stairs to first floor, double glazed window to front and doors into;

DINING ROOM: 10'10 / 7'2max x 6'3min: Separate dining room with double glazed window to front, radiator.

LIVING ROOM: 16'11 / 10'11max x 10'2min: A good size living area, fire surround with gas fire, coving to ceiling, radiator and double glazed window and doors out to garden.

W.C. / UTILITY: 7'2 x 4'6: Close couple W.C., wash hand basin, tiling to floor and part walls and double glazed opaque window to side, space and plumbing for washing machine and tumble dryer.

KITCHEN: 14'10 x 5'9: A modern fitted kitchen to include a range of units to include drawer, base and eye level units, sink and drainer under double glazed window, work surfaces, integrated oven, hob and extractor hood over, space plumbing for fridge freezer and dishwasher, spot lights and tiling to floor and further double glazed window to side along with door into;

SIDE PASSAGE: 11'0 x 2'6: Doors to front and rear.

LANDING: 9'10max x 5'10min / 6'4max x 3'0min: Double glazed window to side with doors into;

BEDROOM ONE: 12'10 / 10'11max x 10'4min: A good size double bedroom with double glazed window to rear and radiator.

BEDROOM TWO: 11'1 x 7'2: A further good size bedroom with double glazed window to front and radiator.

BEDROOM THREE: 9'7max x 6'1min / 7'8max x 4'3min: Double glazed window to front and radiator.

BATHROOM: 9'4 x 5'9: Modern fitted bathroom suite to include panelled 'P' shaped bath with shower over, close couple W.C., was hand basin set into vanity unit, tiling to floor and walls, ladder style towel rail/radiator and double glazed opaque window to rear.

REAR GARDEN: Large garden with patio area to fore leading to lawn with further patio area to rear 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: D.

VIEWING: Recommended via Acres on 0121 358 6222.

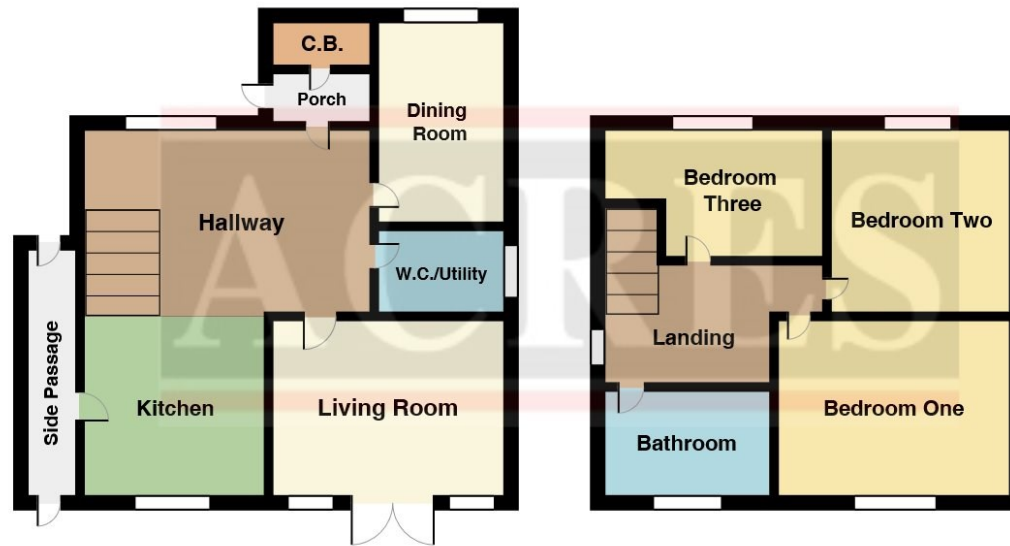


FREE SALES & RENTAL VALUATIONS — INDEPENDANT MORTGAGE ADVICE



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.

Birmingham 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	60 D	
39-54	E		
21-38	F		
1-20	G		

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