

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- \* SEMI DETACHED HOUSE
- \* THREE BEDROOMS
- \* THROUGH LOUNGE/DINING AREA
- \* EXTENDED KITCHEN
- \* FAMILY BATHROOM
- \* OFF ROAD PARKING
- \* PRIME LOCATION



**Cardington Avenue, Great Barr B42 2PA - PRICE £189,950**

This superb semi-detached family home is located in this popular residential area also offering no upward chain! Being close to local schooling for all age groups, the property briefly comprises; enclosed porch, spacious reception hall, front reception room being open plan with rear reception room and extended fitted kitchen. To the first floor are two spacious double bedrooms along with a single bedroom and family bathroom. To the rear is a good sized rear garden with patio to fore leading to lawn with communal access to rear as well as off road parking to front. Benefiting from gas central heating and double glazing (both where specified). Viewing is highly recommended to appreciate the accommodation on offer!

Access via brick blocked driveway leading to;

**PORCH: 6'8 x 2'8:** Double glazed window and door with door into;

**HALLWAY: 10'7 / 5'3max x 2'8min:** Wooden flooring, stairs to first floor along with under storage, radiator and doors into;

**THROUGH LOUNGE/DINER: 24'2max x 11'9min / 9'11max x 9'3min:** A spacious open plan room with wooden flooring throughout, fire surround with gas fire, two radiators, double glazed bay window to front and double glazed sliding patio doors leading out to patio/garden.

**EXTENDED KITCHEN: 13'8 x 5'11:** An extended fitted kitchen with a range of drawer, base and eye level units, work surfaces, stainless steel sink and drainer under double glazed window to rear, free standing cooker and tiling to splash back, tiling to floor, space and plumbing for washing machine and fridge freezer with door out to garden.

**LANDING: 6'5 x 2'10:** Double glazed window to side, access to loft and doors into;

**BEDROOM ONE: 12'4 / 9'5max x 8'10min:** A good size double bedroom with double glazed bay windows to rear and radiator.

**BEDROOM TWO: 11'8 / 9'4max x 7'2min:** A further good size double bedroom with double glazed bay windows to front and side and radiator.

**BEDROOM THREE: 7'10 x 6'7:** Double glazed window to front and radiator.

**BATHROOM: 6'2 x 6'0:** White suite to include panelled bath with shower over, wash hand basin, close couple W.C., tiling to part walls and double glazed opaque window to rear.

**REAR GARDEN:** Paved patio area to fore with good size lawn and fencing to borders to far rear is communal access and rear garage.

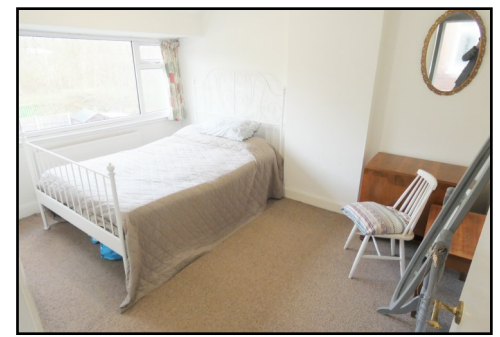
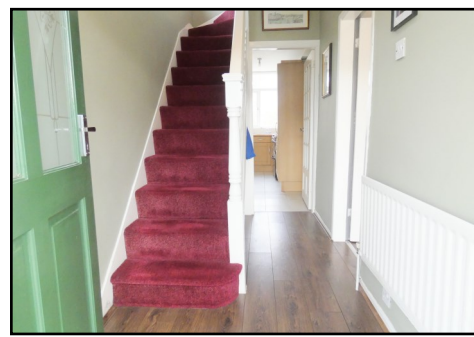
**TENURE:** We have been informed by the vendors that property is Freehold. (Please note that details of the tenure should be confirmed by any prospective purchaser's solicitor).

**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.

**Cardington Avenue, 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		86   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		