

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
☎ 0121 358 6222 ✉ greatbarr@acres.co.uk @ www.acres.co.uk

- \* EXTENDED SEMI DETACHED HOUSE
- \* FOUR BEDROOMS
- \* TWO RECEPTION ROOMS
- \* DOWNSTAIRS SHOWER ROOM
- \* MODERN FAMILY BATHROOM
- \* MODERN FITTED KITCHEN
- \* OFF ROAD PARKING
- \* NO UPWARD CHAIN
- \* HIGH SPECIFICATION
- \* PRIME LOCATION



**Walcot Drive, Great Barr B43 5TH - £285,000**

Acres are delighted to offer for sale a high spec refurbished and extended property ideally situated close to local amenities and public transport links. The interiors have been improved throughout and benefit from double glazing and gas central heating (both where specified). The interiors include entrance hallway, generous living room / dining, separate extended spacious rear reception room, extended ground floor fourth bedroom offering high quality wet room, re-fitted kitchen with a range of high quality fitted appliances. To the first floor are three good sized bedrooms and a modern re-fitted family bathroom. Outside is a fore garden with driveway allowing off road parking and to the rear is a generous garden with lawn. Call for your viewing today before you're too late!

**HALLWAY: 12'0 x 4'0:** Stairs to first floor and doors into;

**FRONT RECEPTION: 14'9 x 6'8:** A great additional space, tiled flooring with under floor heating and double glazed window to front.

**OFFICE/BEDROOM FIVE 23'11max x 10'10min / 15'10max x 12'4min:** Large extended living space with tiled flooring throughout with underfloor heating, ceiling spotlights and two double glazed windows and double glazed doors to rear.

**KITCHEN: 11'5 x 8'10:** A modern re-fitted range of fitted units to include drawer, base and eye level cupboards, integrated oven, integrated hob with extractor hood over, space & plumbing for washing machine and fridge freezer, stainless steel sink and drainer under double glazed window to front, tiling to splashbacks and tiled floor with under floor heating.

**DOWNSTAIRS BEDROOM FOUR: 13'1 x 10'3:** A great sized double bedroom, tiled flooring throughout with under floor heating, double glazed window and door to rear with door into:

**EN-SUITE/WET ROOM 7'6 x 6'8:** Tiled walls and flooring, close couple W.C., wash hand basin, shower system and ladder style towel rail/radiator.

**LANDING: 8'10 x 6'7:** Access to loft and doors into;

**BEDROOM ONE: 12'9max x 11'3min / 8'9:** A good size double bedroom with double glazed window to rear and radiator.

**BEDROOM TWO: 9'2 x 9'0:** A further double bedroom, double glazed window to front, over stairs cupboard, wardrobe space and radiator.

**BEDROOM THREE: 8'1 x 6'9:** A final good sized bedroom, double glazed window to rear and radiator.

**BATHROOM: 6'7 x 6'6:** Modern re-fitted bathroom with white suite to include panelled bath with shower over, wash hand basin set into vanity unit, close couple W.C., ladder style towel rail radiator and double glazed opaque window to front.

**REAR GARDEN:** Paved patio to fore with good size lawn area 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.

**Walcot Drive, 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		83   B
69-80	C	70   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		