

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * SEMI DETACHED HOUSE
- * THREE BEDROOMS
- * LIVING ROOM
- * OPEN PLAN EXTENDED KITCHEN/ DINER
- * MODERN BATHROOM
- * REAR GARDEN & PATIO
- * OFF ROAD PARKING
- * PRIME LOCATION



Coronation Road, Great Barr B43 7AX - Offers in the region of £235,000

This is a beautifully presented property located on this excellent residential road off Chapel Lane with close proximity to the Scott Arms along with motorway access onto the M6. Benefiting from double glazing and gas central heating (both where specified). The interiors include spacious welcoming hallway, stylish lounge and extended open plan fitted kitchen / diner. To the first floor are three bedrooms and a modern re-fitted bathroom with white suite. Outside is a fore garden offering multiple off road parking space. To the rear is a large garden with patio to fore and steps to lawn. This is a lovely family home that needs to be viewed internally to appreciate size, location and quality!

Access via tarmac driveway with door into;

HALLWAY: 15'3 / 5'4max x 2'6min: Wooden flooring throughout with stairs to first floor, radiator, under stairs storage cupboard, double glazed opaque window to side and doors into;

FRONT RECEPTION: 13'8max(into bay) x 11'0min / 11'6max x 10'3min: A good size room with double glazed bay window to front, radiator, fire surround with gas fire.

OPEN PLAN KITCHEN /DINER: 16'4max x 10'4min / 15'2max x 6'7min: An extended newly re-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, integrated double oven with grill, five ring gas hob with extractor hood over, microwave, fridge freezer, dishwasher and washing/dryer, wooden flooring, further double glazed window to side, dining area with radiator and double glazed doors out to garden.

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

BEDROOM ONE: 13'8(bay) x 11'0min / 10'9max x 9'6min: Good size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 11'6max x 10'3min / 10'5: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 7'3 x 6'1: Double glazed window to front and radiator.

BATHROOM: 6'10 x 5'2: Newly fitted white suite with panelled bath with shower over, wash hand basin set into vanity unit, close couple W.C., ladder style towel rail/radiator, part tiling to walls and double glazed opaque window to rear.

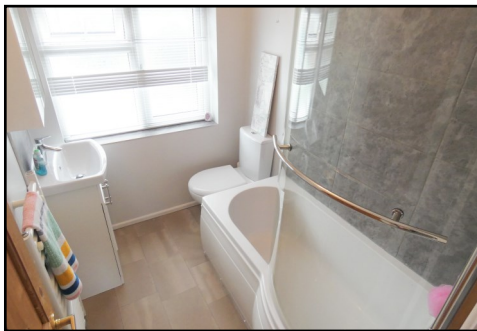
REAR GARDEN: Patio area to fore with steps leading to lawn and fencing to borders.

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.

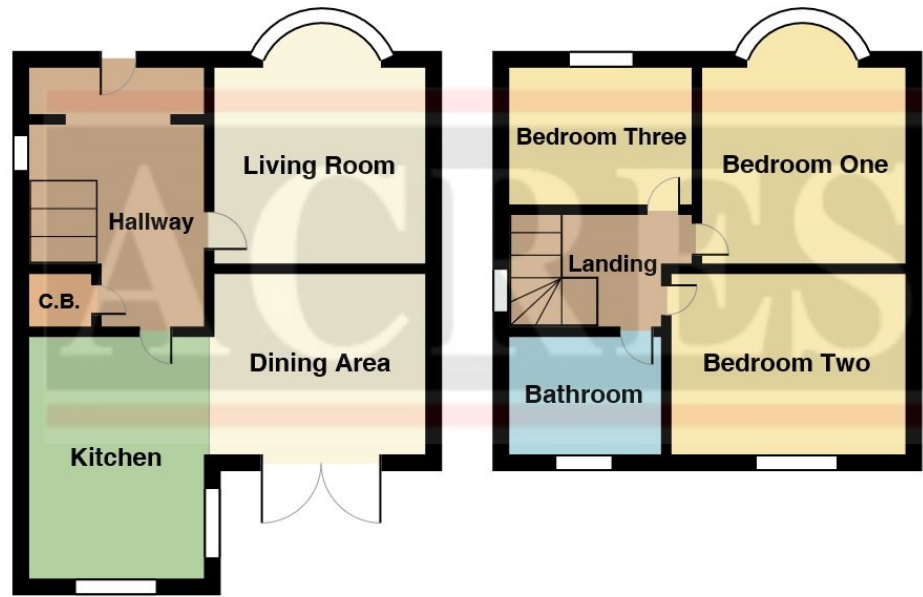


FREE SALES & RENTAL VALUATIONS — INDEPENDANT MORTGAGE ADVICE



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.

Coronation Road, Great Barr



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 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.