

# ACRES

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



- \* DETACHED FAMILY HOME
- \* THREE DOUBLE BEDROOMS
- \* LARGE LIVING/DINING SPACE
- \* SEPARATE SITTING ROOM
- \* SPACIOUS KITCHEN
- \* FAMILY BATHROOM
- \* DOWNSTAIRS GUEST W.C
- \* POTENTIAL TO EXTEND STPP
- \* LARGE DRIVEWAY & REAR GARAGE
- \* NO UPWARD CHAIN



**6 Grove Vale avenue, Great Barr, B43 6BZ - Offers in Excess of £450,000**



Looking for something to turn into your own? Acres are pleased to offer for sale this detached property located on a very desirable residential road off Newton Road, Great Barr. The property benefits from secondary glazing and gas central heating (both where specified). The very spacious interiors include an welcoming entrance hall, spacious living room through to large dining room, further sitting room and generous fitted kitchen with pantry storage, inner lobby leading to guests WC and garden. To the first floor is a lovely light and airy landing space leading to three double bedrooms and a family bathroom with white suite. Outside is a fore garden offering multiple parking space, large lawn with wrought iron walls and double opening gates. To the rear is a vast and mature garden that is the perfect complement to this home with heated swimming pool! An early viewing is essential to appreciate, size and potential for extension (STPP).

Accessed from the fore via driveway offering off road parking, leading to enclosed storm porch with door into;

**HALLWAY: 15'5 x 6'11 max, 3'7 min** : Stairs to first floor, cupboard space, radiator and doors into;

**THROUGH LOUNGE/DINER: 32'0 x 13'11 max, 12'11 min** : A good size living area with fire surround, radiator, secondary glazed bay window to front, opening into further living space with fire surround and fire, radiator and secondary glazed windows and door out to garden.

**SEPARATE SITTING ROOM: 16'10 x 8'0** : A further living area with radiator and secondary glazed window to front.

**KITCHEN: 14'3 x 9'9** : Drawer base and eye level units, work surfaces, sink and drainer under secondary glazed window to rear, double oven and hob, space and plumbing for washing machine, tumble dryer and fridge freezer, tiling to splashbacks, doors into pantry storage and;

**DOWNSTAIRS GUEST W.C: 6'2 x 2'7** : Close coupled W.C, wash hand basin and secondary glazed opaque window to rear.

**LANDING: 6'11 max, 3'2 min x 8'4** : Secondary glazed opaque window to side and doors into;

**BEDROOM ONE: 17'5 (into bay) 14'0 min x 13'11** : A good size double bedroom with secondary glazed bay window to front and radiator.

**BEDROOM TWO: 12'11 x 12'11** : A further good size double bedroom with secondary glazed window to rear and radiator.

**BEDROOM THREE: 10'7 x 8'6**: A final good sized bedroom with secondary glazed window to front and radiator.

**BATHROOM: 9'8 x 8'10** : White suite with corner panelled bath and shower over, wash hand basin, close couple W.C., tiling to part walls, radiator and secondary glazed opaque window to rear.

**REAR GARDEN:** A great size garden with large lawn area, heated swimming pool and hedging 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:** E.

**VIEWING:** Recommended via Acres on 0121 358 6222.





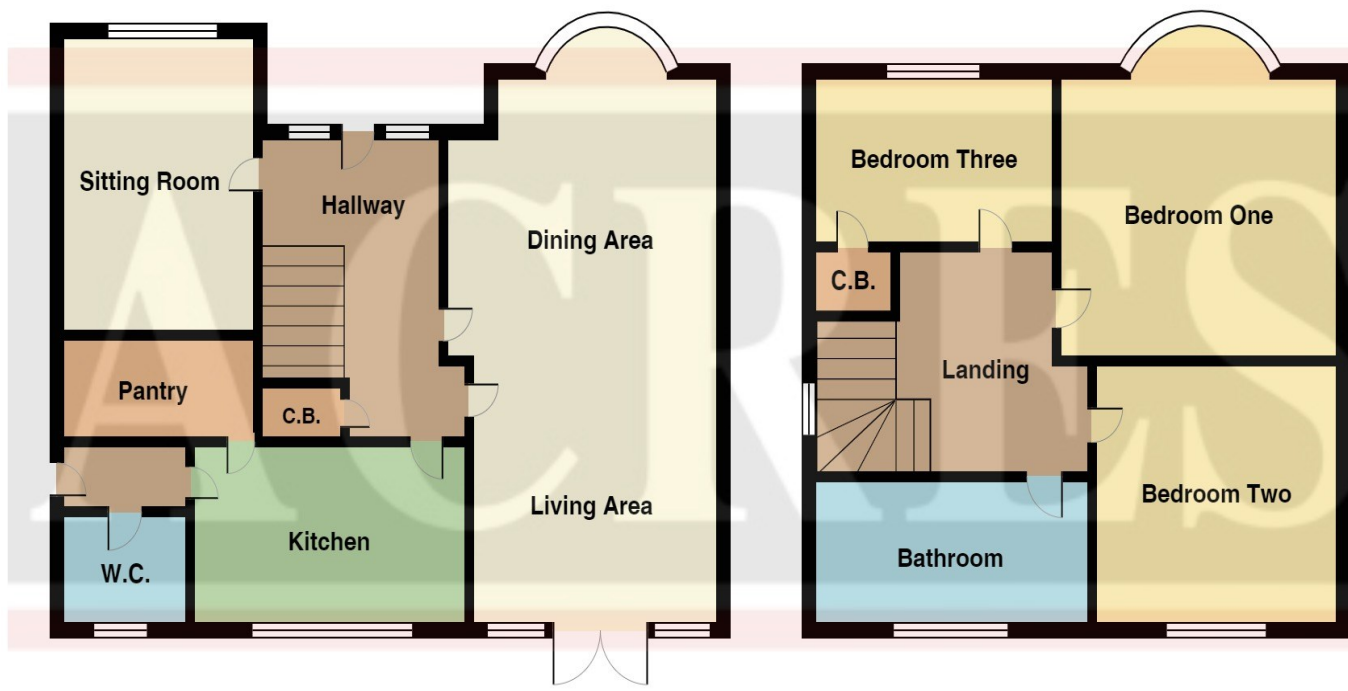
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





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.

Grove Vale Avenue, Great Barr



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

GROVE VALE AVENUE, GREAT BARR, B43 6BZ