

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * TRULY IMPRESSIVE SEMI DETACHED FAMILY HOME
- * THREE SPACIOUS RECEPTION ROOMS
- * MODERN FITTED KITCHEN
- * THREE BEDROOMS AND LOFT SPACE
- * OFF ROAD PARKING TO THE FRONT AND REAR ACCESS
- * SPACIOUS REAR GARDEN
- * SOUGHT AFTER LOCATION
- * CLOSE TO EXCELLENT COMMUTER LINKS



Walsall Road, Great Barr, B42 1UD - Offers in the region of £385,000

It is a privilege to offer for sale this superb extended, three bed semi-detached family home located on a very desirable residential road, Walsall Road. The property benefits from double glazing and gas central heating (both where specified). The very spacious interiors include; enclosed porch leading into a welcoming entrance hall with door into the generous sized living room alongside an appealing dining room with glazed double doors leading into the rear garden. Furthermore, the property leads onto an extended reception spaced with a welcoming modern extended kitchen which provides access to the rear garden. To the first floor are three bedrooms, offering two great sized double bedrooms and single bedroom along with well appointed family bathroom stairs to the second floor which leads to the boarded loft room. Outside is a landscaped front offering multiple parking spaces. To the rear is a large impressive mature garden offering rear access to the property which compliments this incredible home. To fully appreciate the accommodation on offer, we highly recommend internal inspection. NO UPWARD CHAIN.

Access to the fore via a driveway and mature garden to the side

PORCH: Double glazed windows with door into;

HALLWAY: Stairs to first floor, radiator and doors into;

FRONT LOUNGE: 12'04" max (into bay) 10'04" min X 11'10" A great size living area with radiator and double glazed bay window to front.

REAR LOUNGE: 12;05" X 10'11" Double glazed windows to rear and door leading to rear.

EXTENDED DINING/FAMILY ROOM: 25'01" X 15'05" max 6'04" min A great size living space having double glazed windows to side and front, radiator and door into;

KITCHEN: 12'06" x 13'00" Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer, double glazed window to rear, space and plumbing for washing machine and fridge freezer, radiator and door into good sized storage cupboard

LANDING: : Having doors into;

BEDROOM ONE: 12;11" max (into bay) 10'05" min X 11'11" A great size double bedroom double glazed bay window to front and radiator.

BEDROOM TWO: 12'04"X 10'11" A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 9'03" x 7'02" Double glazed window to rear and radiator.

BATHROOM: 5'09" x 6'01" Fitted suite with panelled bath, wash hand basin, close couple W.C., tiling to part walls, radiator and double glazed window to rear.

LOFT SPACE 17'09" (max to top of stairs) X 1108" A generous space with doors into under eaves storage and double glazed window to side

REAR GARDEN: A good size mature garden with access to rear

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 .

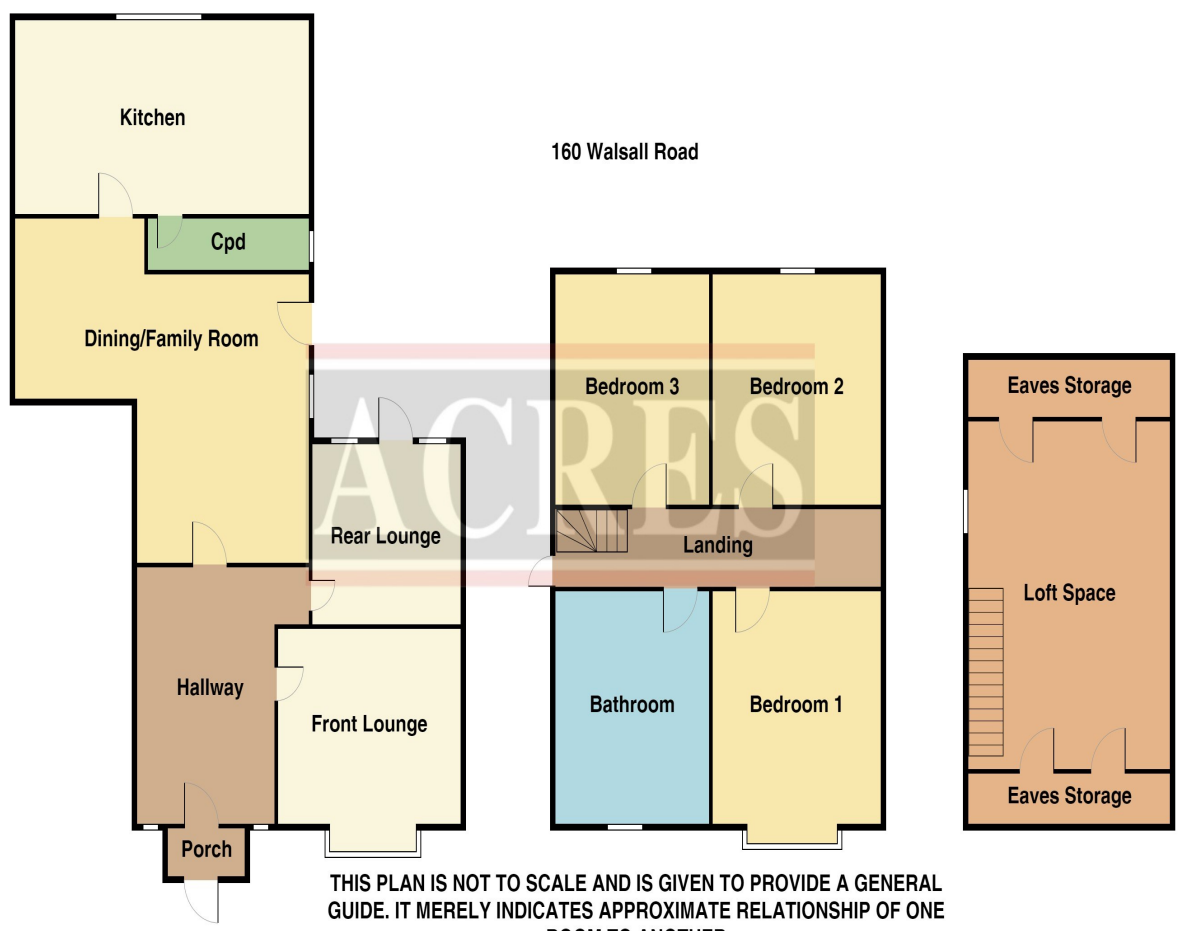
VIEWING: Recommended via Acres on 0121 358 6222.



FREE SALES & RENTAL VALUATIONS — 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.



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		
69-80	C		78 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

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