

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * TRADITIONAL TWO BED SEMI DETACHED FAMILY HOME
- * WELL APPOINTED FAMILY BATHROOM
- * LOUNGE THROUGH DINING ROOM
- * RE-FITTED KITCHEN
- * GATED, BLOCK PAVED DRIVE
- * REAR GARDEN WITH MATURE WELL STOCKED BORDERS
- * SOUGHT AFTER LOCATION
- * WALKING DISTANCE TO LOCAL AMENITIES
- * EXCELLENT TRANSPORT LINKS



Goodway Road, Birmingham, B44 8RJ- Offers in the region of £185,000

An excellent example of a traditional two bedroom semi-detached set in an fantastic position of Great Barr, within walking distance of well-regarded schooling for all ages, public transport links and local shops! The property benefits from a gas boiler with hive thermostat and PVC double glazing (where specified), the home comprises: Porch leading into entrance hall, through lounge / diner and access into re-fitted kitchen. To the first floor are two good-sized bedrooms, the master having a built-in wardrobe and a well maintained bathroom. The property comprises block-paved drive to fore, allowing off road parking and to the rear, block paving continues and leads to lawn, mature raised borders line the perimeter and give access to a rear off-road track. To fully appreciate the accommodation on offer, its opportunity for personalisation for its prospective purchasers, and generous living proportions, we highly recommend internal inspection. Hurry before you're too late!

Set back from the road, behind a block paved drive, having gates to fore, access is gained into the property via a PVC double glazed porch door with windows to side, into;

PORCH: : Internal front door opens to;

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

THROUGH LOUNGE/DINER: 21'05" X 9'01" Having double glazed bay window to front, radiator, double glazed window to rear and opening to patio

KITCHEN: 11'02" X 6'01" Having a range of matching hi-gloss wall and base units, space for washing machine, space for fridge freezer, work surface with matching upstands, stainless steel sink and drainer and double glazed window to rear

LANDING: Double glazed opaque window to side and doors into;

BEDROOM ONE: 13'00" X 11'09" A great size double bedroom with built in storage, double glazed bay window to front and radiator.

BEDROOM TWO: 9'08" X 8'09" A further good size double bedroom with double glazed window to rear and radiator.

BATHROOM: Fitted suite with panelled bath, wash hand basin, close couple W.C., tiled walls, ladder style radiator and double glazed opaque window to rear.

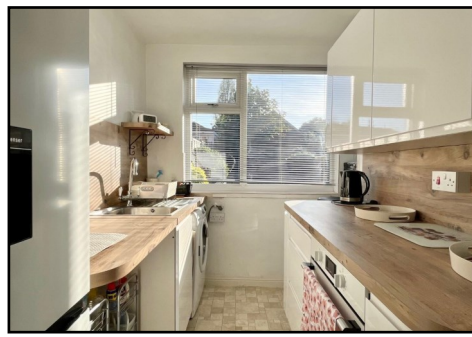
REAR GARDEN: A block paved patio edged with mature shrubs and bushes and timber gate leading to an off road track

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: B .

VIEWING: Recommended via Acres on 0121 358 6222.

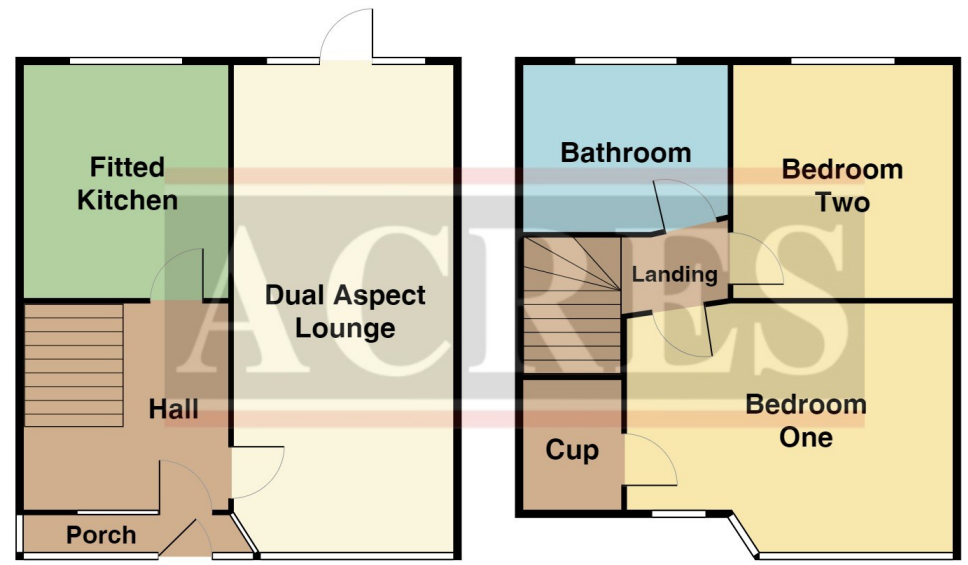


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.

Goodway Road, B44 8RJ



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	67 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.