* SEMI DETACHED HOUSE
* THREE EDROOMS
* OPEN PLAN LOUNGE/DINER
* MODERN FITTED KITCHEN
* MODERN FAILY BATHROOM
* OFF ROAD PARKING
* REAR GARAGE
* SPACIOUS REAR GARDEN
* IDEAL FIRST TIME BUY
* PRIME LOCATION

Sandringham Road, Great Barr, B42 1PU - Offers in excess of £257,000

Acres are delighted to offer for sale this very well presented three bedroom semi-detached property ideally situated on a sought after road with fantastic local schooling and public transport links. Benefiting from double glazing and gas central heating (both where specified). The interiors include spacious enclosed porch, light and airy hallway, generous through lounge and diner along with modern fitted kitchen. To the first floor are two double bedrooms along with good sized third bedroom and beautiful family bathroom. Outside is a fore garden with block paved driveway. To the rear is a generous garden with patio leading to lawn. To far rear is a single garage with communal rear access. Call for your viewing today before you're too late!

Access via block paved driveway allowing off road parking for multiple cars, leading to:

PORCH: 8'05" max X 4'08" min, 3'09" Double glazed windows and door with door into;

HALLWAY: 5'01" max X 2'07" Stairs to first floor, radiator and doors into;

THROUGH LOUNGE/DINER: 28'08" X 9'10" max 9'09" min A good size living area with wall mounted fire, radiator and double glazed bay window to front leading into dining area with further radiator, double glazed window and opening into;

KITCHEN: 11'01" X 5'10" Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer, integrated oven, electric hob with extractor hood over, space and plumbing for washing machine and fridge freezer, radiator, double glazed window to rear and doors out to garden.

LANDING: 6'11" X 2'102 Double glazed window to side and doors into;

BEDROOM ONE: 14'09" (into bay) 11'06" min X 9'11" max 9'06" min A good size double bedroom with double glazed bay window to rear and radiator.

BEDROOM TWO: 11'08" X 9'08" max 8'07" min A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 7'0"X 6'01" A final good sized bedroom double glazed window to front and radiator.

BATHROOM: Stunning re-fitted white suite with panelled bath and shower over,, wash hand basin set into vanity unit, close couple W.C., tiling to floor and walls, ladder style towel rail radiator and double glazed opaque window to rear.

REAR GARDEN: A good size garden with decked patio area and lawn with fencing to borders and single garage to far rear accessed via communal access.

GARAGE: Up and over door, ceiling light and power points.*(please check the suitability of this garage for your own vehicle)*

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 .
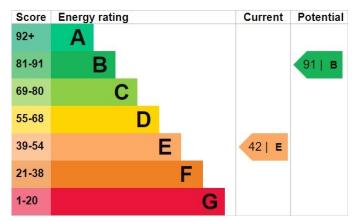
VIEWING: Recommended via Acres on 0121 358 6222.

The Property Ombudsman

OnTheMarket.com

rightmove.co.uk
The UK's number one property website

Sandringham Road, Great Barr

Porch

Hallway

Living Room

Dining Area

Kitchen

Bedroom One

Bedroom Three

Landing

Bedroom Two

Bathroom

Score	Energy rating		Current	Potential
92+	A			
81-91	B			91 | B
69-80	C			
55-68	D			
39-54	E		42 | 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.

SANDRINGHAM ROAD, GREAT BARR, B42 1PU