

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * EXTENDED DETACHED FAMILY HOME
- * THREE DOUBLE BEDROOMS (3RD EXTENDED)
- * THREE RECEPTION ROOMS
- * EXTENDED SPACIOUS FITTED KITCHEN
- * MODERN DOWNSTAIRS SHOWER ROOM
- * MODERN MASTER FAMILY BATHROOM
- * LARGE THROUGH LOUNGE & SEPARATE DINER
- * PRIVATE REAR GARDEN
- * PRIME LOCATION
- * IDEAL FAMILY HOME



7 Northolt Grove, Great Barr, B42 2JH - Offers Over £385,000

This is an absolutely stunning property that has been considerably extended and improved by the current owner to a fantastic standard! Benefiting from double glazing and gas central heating (both where specified). The interiors offer, enclosed porch leading into light and airy hallway, large stylish through lounge to front, along with two further spacious reception rooms, spacious fitted kitchen and downstairs shower room / guest W.C.. To the first floor are three excellent double bedrooms (bedroom three being extended) and re-fitted modern family bathroom. Outside is a fore garden offering multiple parking space and access to garage front and to the rear is a very well-manicured garden with patio and lawn with planted beds to side. Viewing is absolutely essential to appreciate the size, location and quality of this wonderful family home! Hurry before you're too late!

Accessed via driveway allowing off road parking along with access to garage / store front and door into;

PORCH: 5'7 x 2'5: Double glazed windows and door with door into;

HALLWAY: 5'5 max, 2'7 min x 14'4: Stairs to first floor, cupboard space, radiator and doors into;

THROUGH LIVING ROOM: 11'6 max, 10'3 min x 25'7 (bay), 22'5 A great size through living area with fire surround and fire, radiator, double glazed bay window to front and double doors into;

EXTENDED DINING ROOM: 9'7 x 7'9: A great extended dining space having fire surround and fire, radiator and double doors to rear along with door into Kitchen.

ADDITIONAL SITTING ROOM: 12'0 X 7'9: An additional living space for ones own use with radiator and storage along with door into downstairs shower room.

EXTENDED KITCHEN: 10'11 x 11'11: Extended fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, space for freestanding stove with extractor hood over, tiling to splashback, space and plumbing for washing machine, dishwasher, tumble dryer and fridge freezer and opening into the dining area with radiator.

DOWNSTAIRS SHOWER ROOM: 4'6 x 4'2: Close couple W.C., wash hand basin, stand alone shower cubicle and ladder style radiator.

LANDING: 2'11 x 6'10: Double glazed opaque window to side and doors into;

BEDROOM ONE: 11'1 max, 8'9 (wardrobe) x 13'6 (bay) 10'7 min: : A great size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO:10'4 x 14'2: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 11'4 max, 4'5 min x 8'10 max, 6'9 min: A final extended double bedroom, double glazed window to front and rear along with radiator.

BATHROOM: 6'6 x 7'11: Modern fitted suite with panelled bath, stand alone shower cubicle, wash hand basin set into vanity unit, , close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to rear.

REAR GARDEN: A good size garden with paved patio area and lawn with fencing to borders.

GARAGE/ STORE ROOM: 8'2 X 12'5: Pull to garage 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: D .

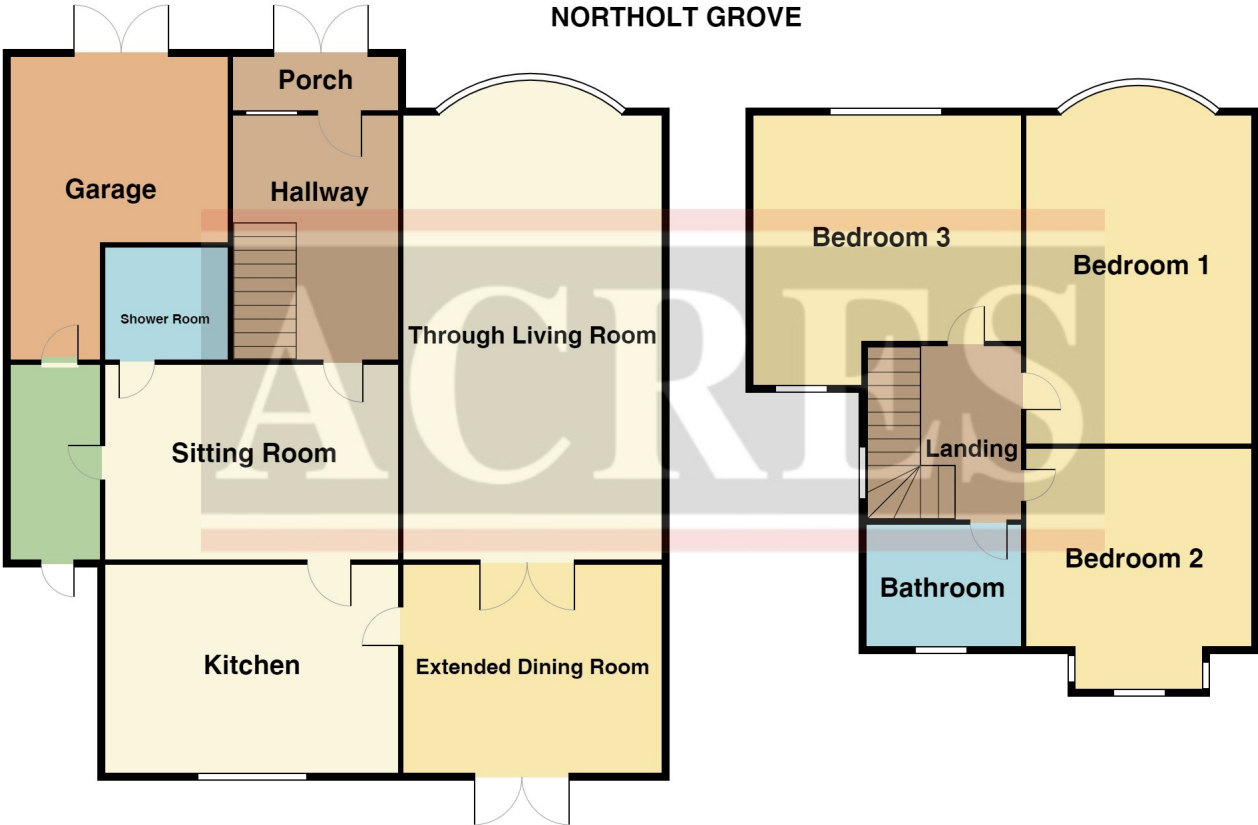
VIEWING: Recommended via Acres on 0121 358 6222.



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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	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.

NORTHOLT GROVE, GREAT BARR, B42 2JH