

ACRES

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- * EXTENDED SEMI DETACHED PROPERTY
- * FOUR BEDROOMS
- * EXTREMELY HIGH QUALITY THROUGHOUT
- * SPACIOUS THROUGH LOUNGE/DINER
- * MODERN FITTED KITCHEN
- * EXTENDED OPEN PLAN SITTING ROOM WITH KITCHEN
- * SEPARATE UTILITY ROOM
- * DOWNSTAIRS GUEST W.C./SHOWER ROOM
- * SEPARATE UTILITY ROOM
- * MODERN FAMILY BATHROOM
- * STUNNING REAR GARDEN WITH OUT-HOUSE



Longleat, Great Barr, Birmingham, B43 6PY - Offers in the region £450,000

Beautifully situated on the very popular Longleat off Monksfield Avenue this superb extended four bedroom family home benefits double glazing and gas central heating (both where specified). The interiors include enclosed porch, spacious entrance hall, through living / dining room leading into extended sitting room open plan with stunning modern fitted kitchen / diner, separate utility and downstairs shower room / W.C.. To the first floor are three excellent double bedrooms (two with fitted wardrobes) and a single bedroom with fitted wardrobes along with modern family bathroom. Outside is a fore garden with lawn and large driveway for parking and access to garage / store front. To the rear is an incredible garden with decked patio to fore leading to a large lawn with an abundance of trees and shrubs throughout. The icing on the cake is the newly built rear outhouse ideal for ones own use with lighting, power points and heating! If you are looking for a lovely location and fabulous property to move into and live happily ever after look no further!

Accessed via large brick blocked driveway offering ample off road parking for multiple cars along with access to garage front and leading to;

PORCH: 6'0 X 3'4: Double glazed windows and door with door into;

HALLWAY: 5'8 max, 2'9 min x 14'8: A light and airy hallway, stairs to first floor, radiator and doors into;

THROUGH LIVING ROOM: 11'2 max, 10'0 min x 26'2: A great size through living / dining area with fire surround and fire, radiator, double glazed bay window to front and double doors into;

OPEN PLAN KITCHEN: 13'7 x 8'11: Stunning high quality fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer, integrated electric double oven and gas hob with extractor hood over, integrated fridge freezer, tiling to splashback, spotlights to ceiling and radiator, door into along with opening into further sitting room.

EXTENDED SITTING ROOM: 204 x 8'7: A further great size living space having two double glazed double doors leading onto the rear garden and radiator.

SEPARATE UTILITY ROOM: 7'5 x 12'8: Having base units, space and plumbing for washing machine and tumble dryer along with housing gas central heating boiler.

GUEST W.C & SHOWER ROOM: 3'5 x 7'7: With stand alone shower cubicle, close couple W.C. and wash hand basin set into vanity unit and radiator.

LANDING: 5'9 max, 2'3 min x 9'1: A light and airy landing with doors into;

BEDROOM ONE: 11'2 max, 10'0 min x 11'9 : A great size double bedroom with double glazed window to front and radiator.

BEDROOM TWO: 9'3 max, 7'3(wardrobe) x 11'11 max, 10'3: A further good size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM THREE: 13'11 x 8'5max, 6'6 (wardrobe): A further spacious double bedroom, having built in wardrobe system, double glazed window to front and radiator.

BEDROOM FOUR: 7'8 x 8'9 max, 6'9 (wardrobe): A final spacious bedroom, having built in wardrobe system, double glazed window to side and radiator.

BATHROOM: 5'10 x 13'8: Beautiful modern family bathroom with fitted suite to include; panelled bath, stand alone shower cubicle, wash hand basin and close coupled W.C set into vanity unit, tiling to floor and walls, radiator and double glazed opaque window to rear.

REAR GARDEN: A good size private garden with decked patio area to fore leading to lawn with fencing to borders along with access into;

STORE ROOM: 8'7 x 8'10: Pull to door to front, ceiling light and power points.

REAR OUTHOUSE: 14'3 x 12'6: Situated at the rear of the garden is the icing on the cake! A further living space ideal for ones own use having double glazed windows and double glazed double doors along with ceiling lights, power points and electric heater.

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.

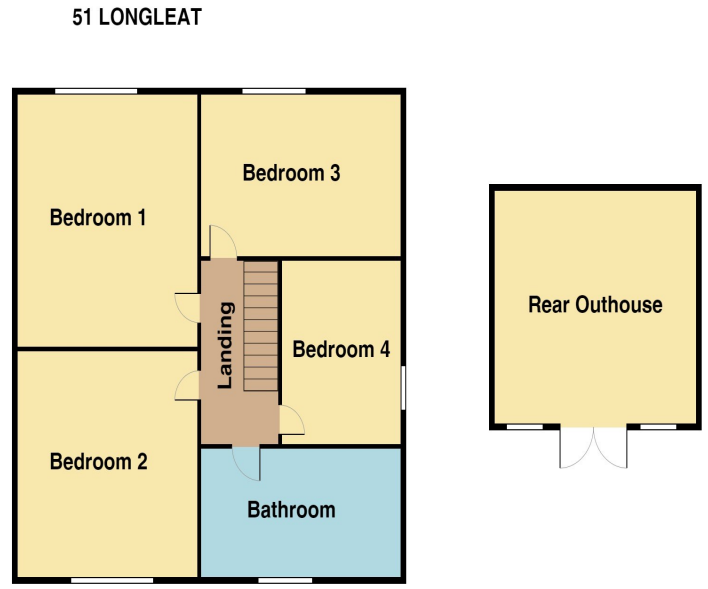
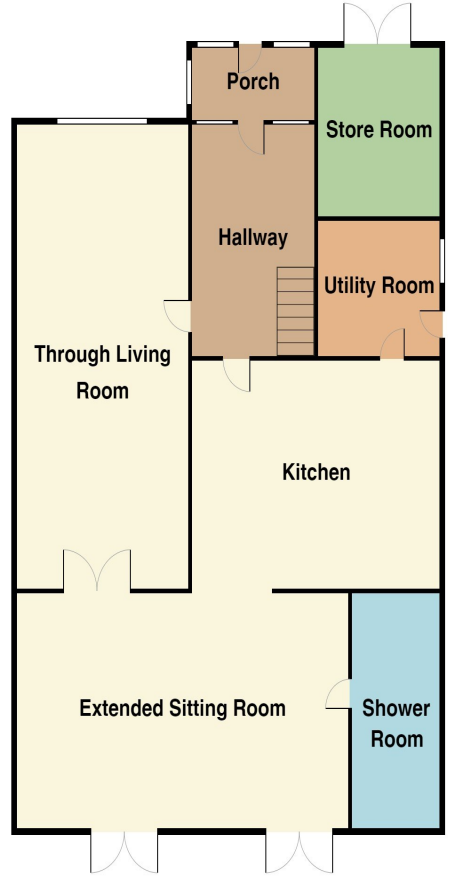
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FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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