

# ACRES

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- \* MID TERRACED BUNGALOW
- \* OVER 55 DEVELOPMENT
- \* TWO DOUBLE BEDROOMS
- \* SPACIOUS LOUNGE / DINER
- \* FITTED KITCHEN
- \* MODERN FAMILY SHOWER ROOM
- \* PRIVATE REAR GARDEN
- \* COMMUNAL CAR PARK
- \* WARDEN CONTROL ON SITE
- \* NO UPWARD CHAIN



**Gorstie Croft, Great Barr, B43 5LZ—Asking price of £135,000**

This is a superb property offering independent living for the over 55's. Set on an immaculate and quiet development just a few minutes' walk away from local shops and transport links is this two bedroomed 'over 55's' bungalow! Being finished to a lovely standard throughout allowing to move in straight away and also benefiting from gas central heating and double glazing (both where specified). The property comprises enclosed porch, spacious open plan living / dining room with inner hallway feeding into; double bedroom with fitted wardrobes along with further single bedroom, modern shower room and fitted kitchen with door onto rear garden! The property is leasehold with the Service Charge covering 24/7 warden control / assistance, buildings insurance, yearly gas and electric checks, window cleaning and gardener for your own private garden and patio area to the rear. Finally the property offers off road parking by way of a communal car park. NO UPWARD CHAIN!

Accessed via communal car park with multiple parking spaces and door into porch with further door leading into;

**PORCH 3'2" x 2'8"**: Double glazed windows to side along with a further door leading into living room.

**HALLWAY 6'10" max x 2'10" min x 10'9"**: Cupboard space, radiator and doors into;

**LOUNGE : 10'1" max x 6'11"min /17'1" max x 12'4" min** : A great size open plan living and dining area with radiator and double glazed windows to front.

**FITTED KITCHEN: 10'0 max x 6'1" min /11'1" max x 4'1" min**: Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed windows to rear, integrated oven with gas hob with extractor hood over, tiling to splashback and space and plumbing for washing machine and fridge freezer.

**BEDROOM ONE: 8'3" max x 6'7" min / 12'4 max x 10'4" min**: A good size double bedroom with built in wardrobes, double glazed window to front, and radiator.

**BEDROOM TWO: 8'3" x 8'5"**: A further good size bedroom with double glazed window to rear and radiator.

**SHOWER ROOM : 7'10" x 5'8"**: Modern shower room to comprise; white suite with large shower cubicle, wash hand basin & close couple W.C. set into vanity unit, tiling to floor and part walls and towel heater / radiator.

**TENURE:** We have been informed by the vendors that property is leasehold. (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

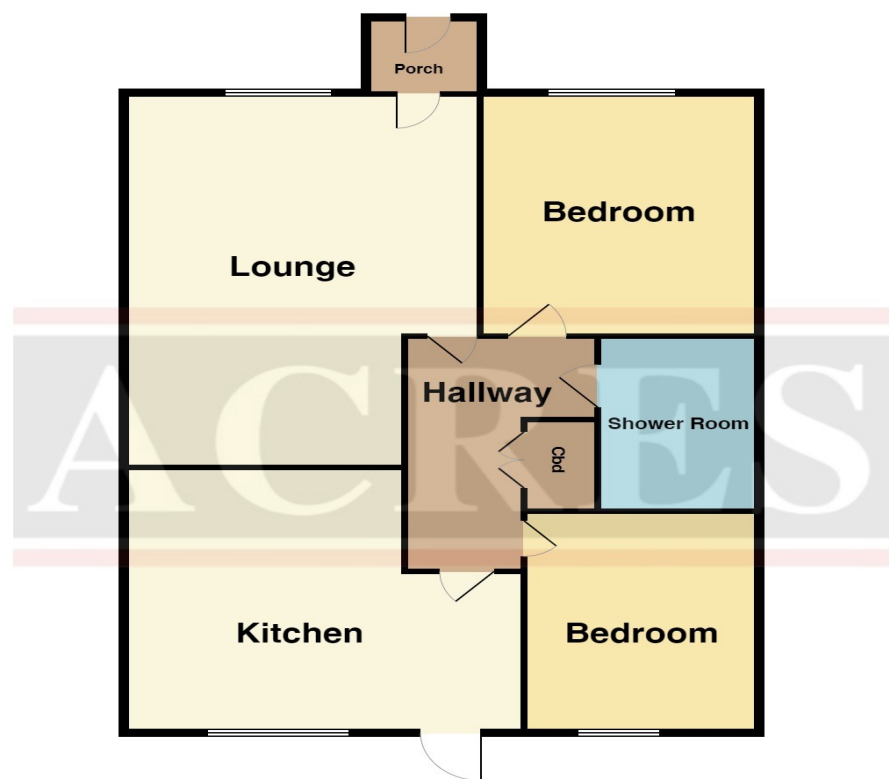
**VIEWING:** Recommended via Acres on 0121 358 6222.



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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	75 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.

**GORSTIE CROFT , GREAT BARR, B43 5LZ**