

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * DETACHED HOUSE
- * THREE BEDROOMS WITH FITTED WARDROBES
- * THROUGH LOUNGE / DINER
- * FITTED KITCHEN
- * SEPARATE UTILITY
- * DOWNSTAIRS WET ROOM & W.C.
- * OFFICE / PLAYROOM / POTENTIAL 4TH BEDROOM
- * FAMILY BATHROOM
- * PRIME LOCATION



17 Jill Avenue, Great Barr B43 6DH - Offers in the region of £360,000

It is a privilege to offer this beautiful detached property located on a very desirable residential road off Grove Vale Avenue, Great Barr. The property benefits from double glazing and gas central heating (both where specified). The very spacious interiors include an enclosed porch, welcoming entrance hall, downstairs guest WC, lovely through living room leading into dining area, generous fitted kitchen opening into separate utility room, downstairs wet room and office / play room / potential fourth bedroom. To the first floor is a lovely light and airy landing space leading to three bedrooms and all bedrooms with fitted wardrobes along with a family bathroom. Outside is a superb fore garden offering parking space as well as garden area. To the rear is a patio area leading to a mature garden that is the perfect complement to this incredible home. Hurry before you're too late! NO UPWARD CHAIN!

Accessed via driveway allowing off road parking and steps leading into;

PORCH: 6'5 x 3'4 Double glazed windows and door with door into;

HALLWAY: 11'6 / 5'11max x 3'1min Stairs to first floor, radiator and doors into;

THROUGH LOUNGE / DINER: 27'4max x 14'0 (min) / 10'0max x 8'0min A great size through living area with fire surround and fire, two radiators and double glazed doors out to garden.

FITTED KITCHEN: 14'0 x 7'9 Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed windows to rear, integrated oven, gas hob with extractor hood over, tiling to splashback, useful understairs cupboard and radiator.

SEPARATE UTILITY: 7'10 x 5'11 With stainless steel sink and drainer, space and plumbing for washing machine and fridge freezer, radiator, double glazed opaque window to rear and door to rear garden, door into:

DOWNSTAIRS SHOWER ROOM: 8'2 x 6'9 Wet room walk-in shower area, cupboard housing gas central heating boiler and further door into:

OFFICE / PLAYROOM / POTENTIAL FOURTH BEDROOM: 10'10 / 8'1max x 7'0min A great space for ones own use, wash hand basin, built in cupboards and double opening doors to front.

DOWNSTAIRS GUEST W.C.: 5'0 x 2'10 Close coupled WC, wash hand basin with tiling to splashback, tiled flooring and radiator.

LANDING: 10'1 / 6'2max x 2'11min A light and airy landing with access to loft space and doors into;

BEDROOM ONE: 14'11max x 12'10 (to wardrobe front) / 9'3: A good size double bedroom with built in wardrobe system, double glazed window to front and radiator.

BEDROOM TWO: 11'4max x 9'6 (to wardrobe front) / 9'2 : A further good size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM THREE: 9'9 / 7'0max x 5'1 (to wardrobe front) : A good sized third bedroom, with built in wardrobe system, double glazed window to front and radiator.

BATHROOM: 6'11 x 5'6 Comprising a pink suite with panelled bath and shower over, wash hand basin, close couple W.C., tiling to part walls, radiator and double glazed opaque window to rear.

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

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: E.

VIEWING: Recommended via Acres on 0121 358 6222.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

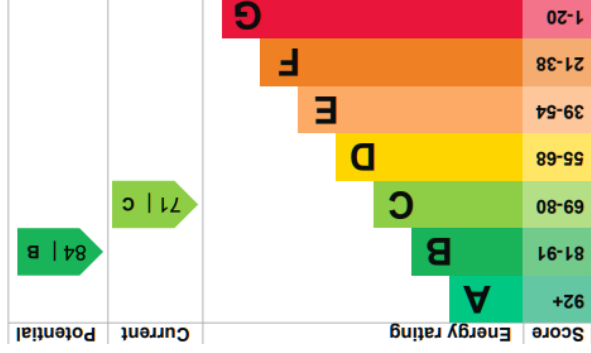


17 JILL AVENUE, GREAT BARR, B43 6DH

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THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.



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.