

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
☎ 0121 358 6222 ✉ greatbarr@acres.co.uk @ www.acres.co.uk



- \* LINK DETACHED FAMILY HOME
- \* FOUR DOUBLE BEDROOMS
- \* TWO SPACIOUS RECEPTION ROOMS
- \* FITTED KITCHEN
- \* MODERN FAMILY BATHROOM WITH SHOWER ROOM
- \* DOWNSTAIRS GUEST W.C.
- \* LARGE SIDE GARAGE
- \* POTENTIAL TO EXTEND (STPP)
- \* QUITE CUL-DE-SAC LOCATION
- \* NO UPWARD CHAIN



**8 Little Croft, Great Barr B43 6DA - Offers in the region of £385,000**

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 with further dining room space to rear, generous fitted kitchen. To the first floor is a lovely light and airy landing space leading to four double bedrooms, a modern family bathroom with white suite and shower room. Outside is a superb fore garden offering multiple parking space with access to garage front as well as lawn area. To the rear is a patio area leading to 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 to front for multiple cars along with access to garage front and door into;

**PORCH:** Double glazed doors with door into;

**HALLWAY:** Stairs to first floor and doors into;

**GUEST W.C.:** Close couple W.C., wash hand basin, tiling to floor and part walls and double glazed opaque window to side.

**LIVING ROOM:** A great size living area with fire surround and fire, radiator, double glazed bay window to front and opening into;

**DINING ROOM:** A further good size reception room with radiator and double glazed window to rear.

**FITTED KITCHEN:** : Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, gas hob with extractor hood over, tiling to splashback, space and plumbing for fridge freezer and washing machine and door out to rear.

**LANDING:** Double glazed opaque window to side and doors into;

**BEDROOM ONE:** A great size double bedroom with double glazed window to rear and radiator.

**BEDROOM TWO:** A further good size double bedroom with double glazed window to front and radiator.

**BEDROOM THREE:** A further spacious double bedroom, double glazed window to front and radiator.

**BEDROOM FOUR:** A final double bedroom, double glazed window to rear and radiator.

**BATHROOM:** :Fitted suite with panelled bath with shower over, wash hand basin, close couple W.C., tiling to floor and walls, ladder style towel rail/radiator and double glazed opaque window to side.

**SEPARATE SHOWER ROOM:** Shower cubicle with tiling to walls.

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

**SIDE GARAGE:** A great sized double garage with potential to convert (STPP), ceiling light and power points along with housing gas central heating boiler and window to rear. *(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:** E.

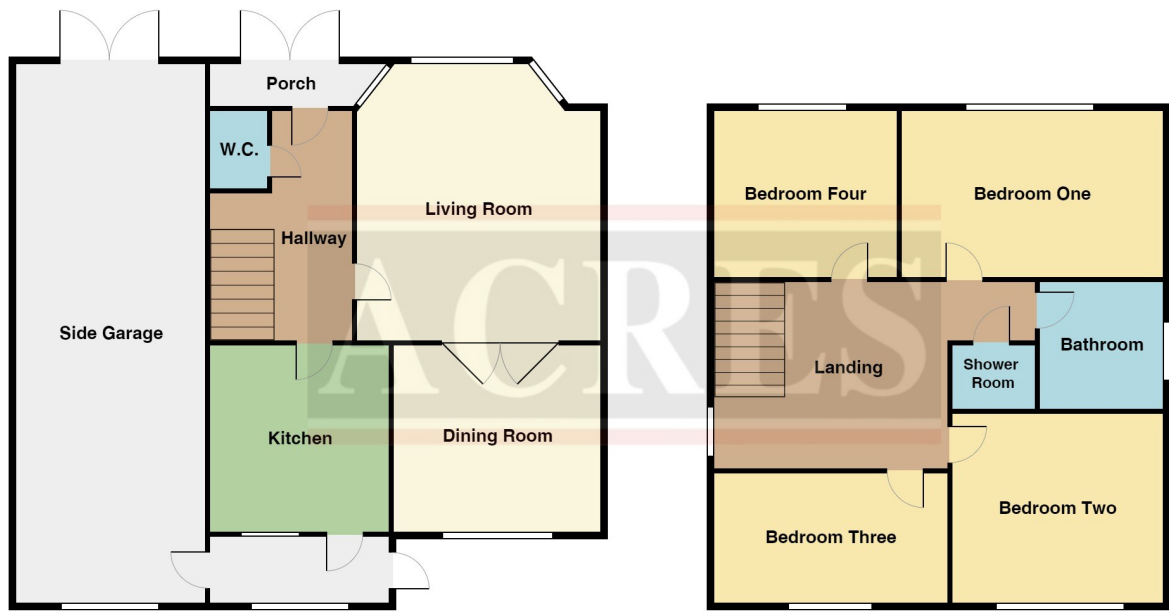


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.

Little Croft, Great Barr, Birmingham, B43 6DA



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	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.

LITTLE CROFT, GREAT BARR B43 6DA