

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * EXTENDED SEMI DETACHED
- * THREE BEDROOMS
- * SPACIOUS THROUGH LOUNGE/DINER
- * EXTENDED MODERN FITTED KITCHEN
- * SEPARATE UTILITY ROOM
- * MODERN FAMILY BATHROOM
- * OFF ROAD PARKING TO FRONT
- * LARGE REAR GARDEN WITH PATIO TO FORE
- * HIGH SPEC THROUGHOUT
- * IDEAL FIRST TIME BUY



52 Rockford Road, Great Barr, B42 1JX- Offers in Excess of £240,000

Acres are delighted to offer for sale this extended semi-detached property offering high finishing throughout & Ideally located in a lovely location benefiting from double glazing and gas central heating (both where specified). The interiors include; large well presented entrance hallway, spacious through family lounge / diner, extended modern re-fitted kitchen with door to rear along with door into separate utility room. To the first floor are two double bedrooms, one single bedroom and a modern family bathroom. Outside is driveway allowing off road parking, to the rear is a large garden with patio to fore leading to long lawn with further patio area to far rear and access into rear garage. This property should be viewed to be fully appreciated both location, size and quality! IDEAL FIRST TIME BUY!

Accessed from the fore via double driveway offering off road parking along with door leading into;

HALLWAY: 5'1 max, 2'4 in x 12'0 : A light and airy hallway, stairs to first floor, cupboard space, radiator and doors into;

THROUGH LOUNGE/DINER: 9'5 max, 8'2 min x 26'1 : A great size through living area with fire surround and fire, radiator, double glazed bay window to front and double glazed double doors to rear.

EXTENDED FITTED KITCHEN: 9'5 max, 8'3 min x 16'7 : A modern extended fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven/ grill/ microwave combination, dishwasher, electric hob with extractor hood over, tiling to splashback, tiling to floor, space for fridge freezer and radiator.

SEPERATE UTILTY ROOM: 3'6 x 10'6 : Space and plumbing for washing machine and tumble dryer and housing central heating boiler.

LANDING: 2'11 X 5'9 : Double glazed opaque window to side and doors into;

BEDROOM ONE: 9'3 max, 7'5 (wardrobe) x 12'5 (bay) A great size double bedroom with built in wardrobe system, double glazed bay window to front and radiator.

BEDROOM TWO: 9'2 max, 8'0 min x 13'5 (bay) A further good size double bedroom with double glazed bay window to rear and radiator.

BEDROOM THREE: 5'7 x 6'6 : A final spacious bedroom, double glazed window to front and radiator.

BATHROOM: 5'7 x 7'0 : A modern fitted suite with panelled bath and separate shower unit, wash hand basin, 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 to fore and large lawn with fencing to borders along with further patio to far rear and access into;

REAR GARAGE: Accessed via communal rear access, pull to garage doors. *(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: C.

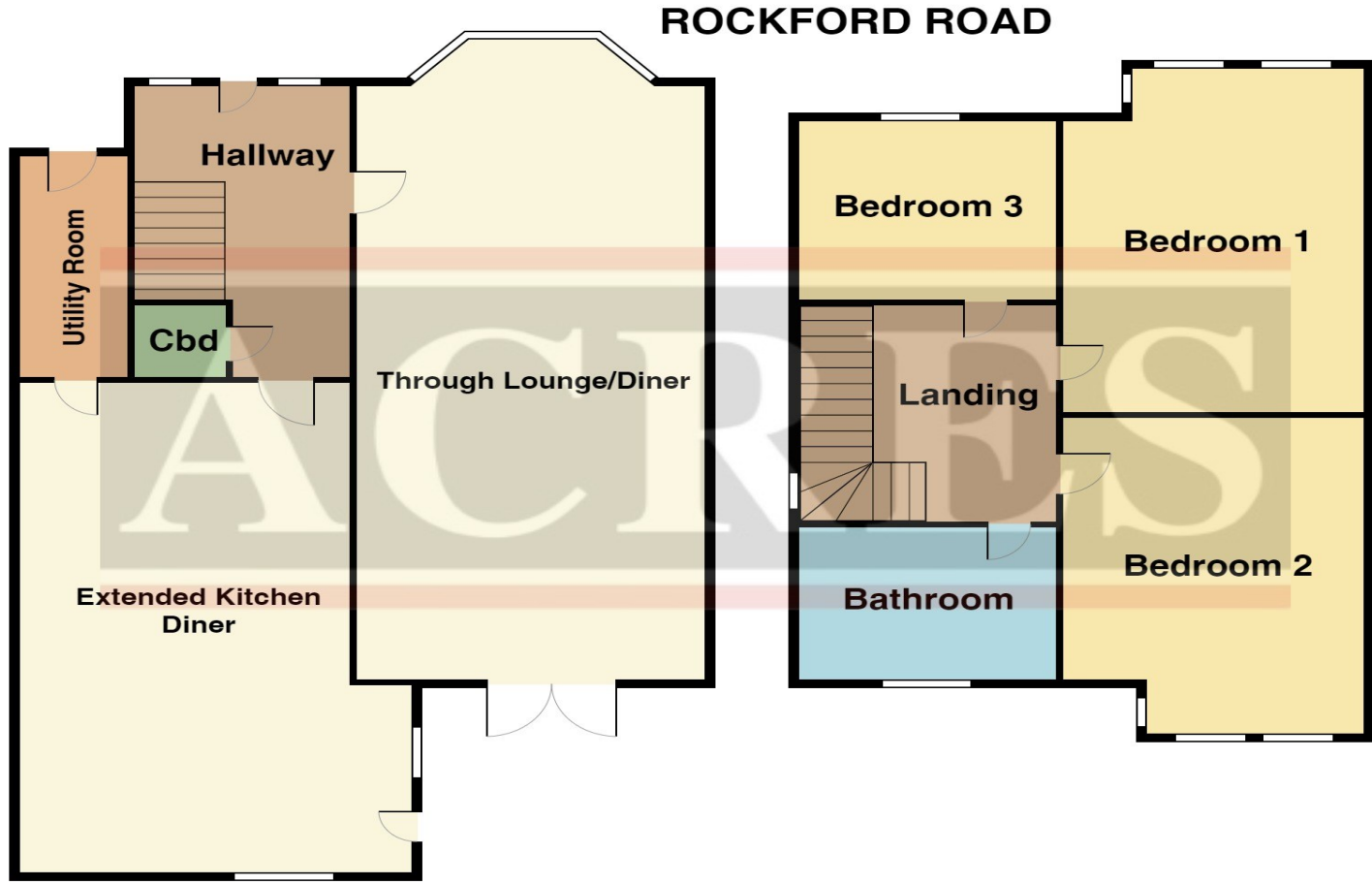
VIEWING: Recommended via Acres on 0121 358 6222.



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

The graph shows this property's current and potential energy rating.

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

ROCKFORD ROAD