

# ACRES

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- \* SPACIOUS MID TERRACED HOUSE
- \* THREE BEDROOMS
- \* LARGE LIVING ROOM
- \* OPEN PLAN KITCHEN/DINER
- \* SPACIOUS FAMILY BATHROOM
- \* OFF ROAD PARKING/DRIVEWAY TO SIDE
- \* WELL MAINTAINED REAR GARDEN WITH OUTHOUSE SHED
- \* PRIVATE VIEWS TO REAR
- \* SOUGHT AFTER LOCATION
- \* IDEAL FIRST TIME BUY



**29 Crail Grove, Birmingham, B42 7QG - Offers in the region of £250,000**

This is a beautifully presented spacious mid terraced property situated on a very popular residential road on The Park Farm housing development being tucked away in a lovely cul-de-sac position. The interiors benefit from double glazing and gas central heating (both where specified). The interiors are spacious throughout and include, large welcoming hallway leading into wonderful open plan living / dining room and double doors leading into open plan fitted kitchen / diner with further access into rear garden. To the first floor are two excellent double bedrooms and a single bedroom, there is also a large family bathroom. To the front is a low maintenance fore garden with driveway / off road parking space to side. To the rear is a fantastic garden with patio to fore leading to lawn with storage outhouse to far rear. The rear garden is south facing attracting sunlight all day with stunning sunsets every evening. **IDEAL FIRST TIME BUY – HURRY BEFORE YOU'RE TOO LATE!**

Accessed from the fore garden being paved throughout along with tarmac driveway to side and door leading into;

**HALLWAY: 5'3 x 11'0** : A spacious light and airy hallway, stairs to first floor, cupboard space, radiator and doors into;

**LIVING ROOM:13'10 max, 11'5 min x 16'0 max, 8'6 min** : A great size living area with fire surround and fire, radiator, double glazed window to front and under stairs storage cupboard.

**OPEN PLAN KITCHEN/DINER: 17'10 x '8.0** : Open plan fitted kitchen / diner with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, space for freestanding cooker and fridge freezer, space and plumbing for washing machine, tiling to splashback, radiator and double glazed sliding doors to rear attracting beams on sunlight into dinner space.

**LANDING: 5'9 max, 2'8 min x 9'8** : Large storage cupboard, access to loft and doors into;

**BEDROOM ONE: 10'11 max, 4'3 (wardrobe) x 13'6 max, 9'2 (wardrobe)** : A great size double bedroom with built in wardrobe system, double glazed window to front and radiator.

**BEDROOM TWO: 10'11 max, 8'5 min x 12'3** : A further good size double bedroom with double glazed window to rear and radiator.

**BEDROOM THREE: 6'8 max, 3'8 min x 10'6 max, 7'3 min** : A final spacious bedroom, double glazed window to front and radiator.

**BATHROOM:8'3 x 6'2** :Fitted suite with panelled bath, electric shower over, wash hand basin set into vanity unit, close couple W.C. set into vanity unit, tiling to walls, radiator and double glazed opaque window to rear.

**REAR GARDEN:** A fantastic private garden attracting beautiful sunsets daily, to include patio area to fore leading to lawn with fencing to borders and storage outhouse to far rear.

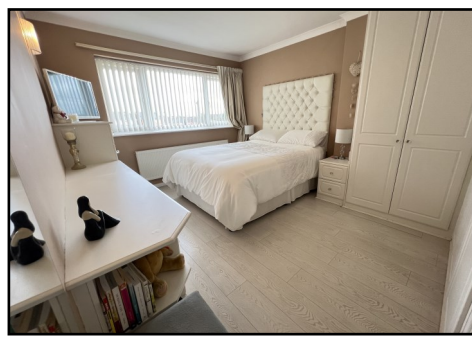
**REAR OUTHOUSE: 9'8 x 8'1** : Situated at the rear of the garden, with double glazed window to front.

**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.

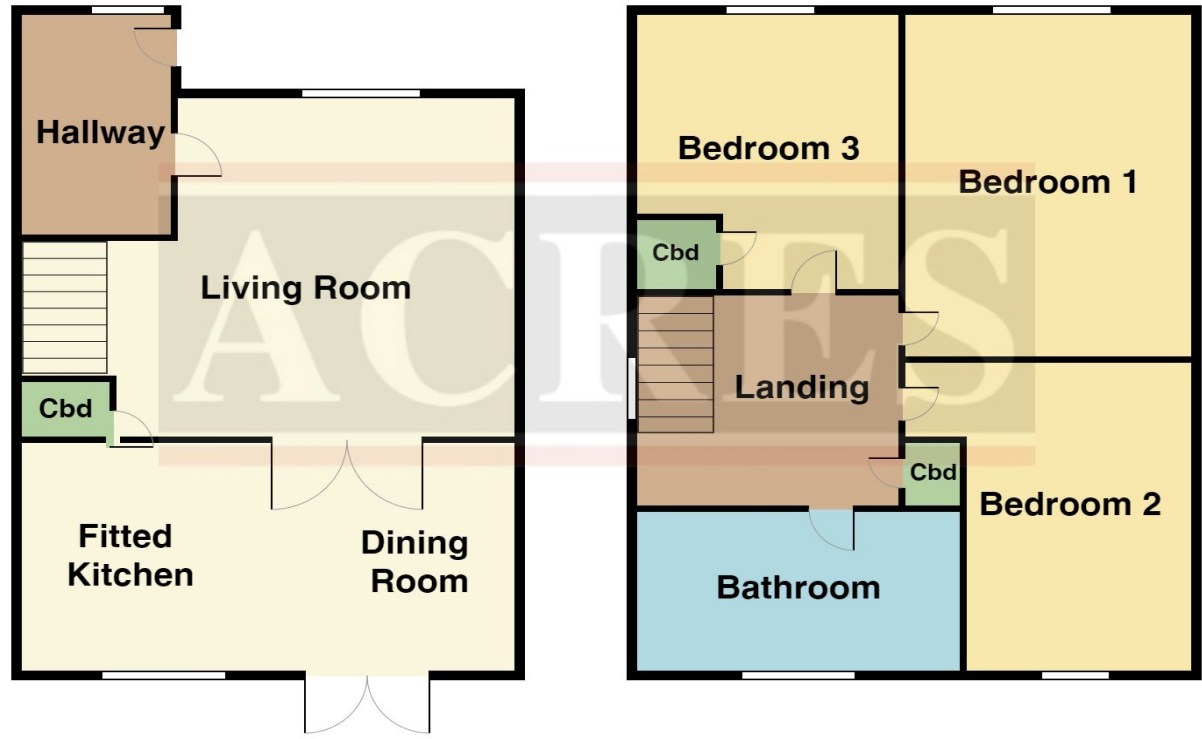


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.

### CRAIL GROVE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	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.**

### CRAIL GROVE