

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- \* SEMI DETACHED FAMILY HOME
- \* TWO DOUBLE BEDROOMS
- \* LARGE THROUGH LOUNGE/DINER
- \* SPACIOUS FITTED KITCHEN
- \* SEPARATE UTILTY ROOM
- \* FAMILY BATHROOM
- \* OFF ROAD PARKING TO FRONT
- \* POTENTIAL TO EXTEND (STPP)
- \* IDEAL FIRST TIME BUY
- \* NO UPWARD CHAIN



58 Oscott School Lane, Birmingham B44 9AG - Offers in excess of £200,000

Acres are pleased to offer this superb family home with excellent accommodation and is located in this popular residential area ideal for a first time buyer to turn into their own! Being close to local schooling for all age groups and fantastic public transport links, the property briefly comprises; large porch, welcoming reception hall, through living / dining room and fitted kitchen leading into separate utility. To the first floor are two spacious double bedrooms and family bathroom. To the front of the property offers off road parking for multiple cars and to the rear a great sized rear garden with patio area leading to large lawn. Benefiting from gas central heating and double glazing (both where specified). Viewing is highly recommended to appreciate the accommodation, size and potential on offer! **NO UPWARD CHAIN!**

Accessed via block paved driveway allowing off road parking to front with door into side utility along with door into;

**PORCH: 5'2 x 3'0:** Double glazed windows and door with door into;

**HALLWAY: 16'2 / 7'8max x 4'9min:** Stairs to first floor, under stairs storage space, double glazed window to side and doors into;

**THROUGH LOUNGR/DINER: 21'0 / 10'2max x 9'9min:** A great size through living area with fire surround, two radiators, double glazed window to front and double doors leading out to rear.

**FITTED KITCHEN: 11'10 x 8'0:** Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, space for cooker, tiling to splashback, space and plumbing for washing machine, radiator and door into;

**SEPARATE UTILITY: 12'11 x 4'7:** A great additional space with space and plumbing for washing machine and tumble dryer along with doors to front and rear.

**LANDING: 8'2max x 6'1min / 4'11:** Double glazed opaque window to side and doors into;

**BEDROOM ONE: 18'0max x 15'0min / 10'7:** A great size double bedroom with two double glazed windows to front and radiator.

**BEDROOM TWO: 10'10 x 9'9:** A further good size double bedroom with double glazed window to rear and radiator.

**BATHROOM: 8'1 x 6'5:** Fitted suite with panelled bath with 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 patio area and 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:** 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.

**Oscott School Lane, Birmingham B44 9AE**



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

**58 OSCOTT SCHOOL LANE, BIRMINGHAM B44 9AE**