

ACRES

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

- * MID TERRACED HOUSE
- * TWO DOUBLE BEDROOMS & LOFT ROOM
- * SPACIOUS LIVING ROOM
- * MODERN FAMILY BATHROOM
- * OFF ROAD PARKING TO FRONT
- * REAR OUTHOUSE WITH TWO ROOMS
- * LOW MAINTENANCE REAR GARDEN
- * HIGH SPEC THROUGHOUT
- * IDEAL FIRST TIME BUY
- * FREEHOLD UPON COMPLETION



17 Longstone Road, Great Barr B42 2DW - Offers in excess of £200,000

Acres are delighted to offer for sale this high quality two double bedroom + loft room mid-terraced property located on The Beeches with fantastic local schooling, public transport links into Birmingham City Centre that benefits from double glazing and gas central heating (both where specified). The interiors include welcoming hallway leading into very well presented living room, open plan modern fitted kitchen / diner with double doors onto patio. To the first floor is a landing with further stair case to loft room and doors into two double bedrooms and modern family bathroom with white suite. Outside is a spacious driveway with parking space for multiple cars and to the rear is a patio to fore leading to lawn with rear outhouse benefiting two rooms both with lights and power points. This is a very popular road so an early viewing is highly recommended to appreciate the high standard throughout! IDEAL FIRST TIME BUY! THIS PROPERTY WILL BE SOLD FREEHOLD UPON COMPLETION.

Accessed via driveway allowing off road parking to front along with door into;

HALLWAY: 4'8 x 3'4: Stairs to first floor and doors into;

LIVING ROOM: 13'9 / 10'6max x 9'8min: A great size living area with cupboard space, radiator, double glazed window to front and door into;

OPEN PLAN KITCHEN/DINER: 13'9 x 9'10: Modern fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated double oven, gas hob with extractor hood over, space and plumbing for washing machine, tumble dryer, dish washer and fridge freezer and double glazed doors out to rear.

LANDING: 7'7 x 2'8: Storage cupboard fitted into staircase with further staircase to loft room, radiator and doors into;

BEDROOM ONE: 13'1 / 10'10max x 9'8min: A great size double bedroom with feature fire surround, double glazed window to front, radiator and door into;

WALK IN WARDROBE: 5'9 x 4'5: A great storage space.

BEDROOM TWO: 9'11 x 7'11: A further good size double bedroom with double glazed window to rear and radiator.

BATHROOM: 7'6 x 5'9: Fitted suite with panelled bath with shower over, wash hand basin set into vanity unit, close couple W.C., tiling to walls and double glazed opaque window to rear.

LOFT ROOM: 11'3 / 8'10max x 7'8min: A great additional space for ones own use with two Velux windows, radiator and storage space.

REAR OUTHOUSE: A great outside building with double glazed doors to front fitted with lighting and plug points.

ROOM ONE: 9'5 x 6'2: A good size room with tiled flooring, electrical points and storage space.

ROOM TWO: 12'9 x 10'10: A further good size room with access to side with electrical points and lights.

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

TENURE: We have been informed by the vendors that property is **Leasehold with 900+ years remaining.** (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: A.

VIEWING: Recommended via Acres on 0121 358 6222.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.