

# ACRES

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

- \* DETACHED BUNGALOW
- \* THREE BEDROOMS
- \* SPACIOUS LIVING ROOM
- \* OPEN PLAN MODERN KITCHEN/DINER
- \* MODERN FAMILY BATHROOM
- \* OFF ROAD PARKING TO FRONT
- \* LOW MAINTENANCE REAR GARDEN
- \* POTENTIAL TO EXTEND (STPP)
- \* PRIME LOCATION
- \* HIGH SPEC THROUGHOUT



108 Church Road, Perry Barr, B42 2LF - Offers in excess of £245,000

Set on an immaculate and sought after road just a few minutes' walk away from local shops and transport links at the Walsall Road along with being a stone throw away from Perry Park and Alexander Stadium is this three bed-roomed detached bungalow. Being double glazed and gas central heated (both where specified). The property includes: large enclosed welcoming hallway, three double bedrooms, spacious living room located within the center of this fabulous bungalow being open plan / feeding into modern fitted kitchen / diner with utility space and family bathroom. To the front of the property is driveway offering parking and to the rear garden with patio to fore leading to lawn with an abundance of shrubs and fencing to borders. Viewing is essential to appreciate both size and location!

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

**PORCH: 6'8 x 2'11 :** Double glazed windows and door with door into storage lean too giving access into rear garden along with door into;

**HALLWAY: 3'1 x 2'11 :** Cupboard space, radiator and doors into;

**LOUNGE: 12'11 x 10'11 :** A great size living area with radiator, open plan / feeding into Kitchen and doors into;

**KITCHEN/DINER: 21'3 max 15'2 min x 12'2 max, 4'6 min :** Modern open plan fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, space for freestanding cooker, tiling to splashback, tiled flooring, space and plumbing for washing machine and dryer, radiator.

**BEDROOM ONE/ SITTING ROOM: 11'2 x 10'6 :** A great size double bedroom with double glazed window to front and radiator.

**BEDROOM TWO: 9'8 max 6'5 min x 10'6 max 7'0 min :** A further good size double bedroom with double glazed window to front and radiator.

**BEDROOM THREE: 11'0 x 8'0 :** A final spacious double bedroom, double glazed window to side and radiator.

**BATHROOM: 7'2 x 5'5 :** Modern fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, close couple W.C., tiling to walls, radiator and double glazed opaque window to rear.

**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 **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

Church Road, Perry Barr, B42 2LF



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 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.

CHURCH ROAD