

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * SEMI DETACHED FAMILY HOME
- * THREE BEDROOMS
- * TWO RECEPTION ROOMS
- * FITTED KITCHEN
- * CONSERVATORY
- * SHOWER ROOM & SEPARATE WC
- * LARGE REAR GARDEN BACKING ON TO SANDWELL VALLEY
- * POTENTIAL TO EXTEND (STPP)
- * IDEAL FIRST BUY
- * NO UPWARD CHAIN



90 Tanhouse Avenue, Great Barr, B43 5AG - Offers in the region of £210,000

This is a beautifully presented and very generous property that benefits from double glazing and gas central heating (both where specified). The interiors are excellent and include; entrance hall, dual aspect family lounge with door into fitted kitchen leading into conservatory and second reception room currently used as sitting room. To the first floor are two double bedrooms plus third bedroom and a family shower room with white suite and separate W.C. Outside is a planted fore garden with steps leading down to front and a large rear garden with patio to fore, long lawn and communal access to rear opening up into the beautiful Sandwell Valley. This really is a superb family home that should be viewed to be fully appreciated. NO UPWARD CHAIN!

Accessed from the fore via front lawned garden with pathway leading to;

PORCH: 5'10 x 2'11 : Glazed windows and double glazed door with door into;

HALLWAY: 3'9 x 4'8 :Stairs to first floor, radiator and doors into;

RECEPTION ROOM ONE: 9'3 x 11'9 : A great size through living area with fire surround and fire, radiator benefitting dual aspect with double glazed window to front and rear.

RECEPTION ROOM TWO: 9'11 max, 8'8 min x 20'2 : Additional living space with wall mounted fire, radiator and double glazed window to front and rear.

FITTED KITCHEN: 12'6 x 7'3 : Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, tiling to splashback, space and plumbing for washing machine, space for cooker, space for fridge and freezer and radiator along with door into;

CONSERVATORY: 8'11 x 5'10: Double glazed windows and double glazed door to rear garden and to front.

LANDING: 10'6 max, 2'7 min x 5'11: A light and airy landing with access to loft and doors into;

BEDROOM ONE: 9'4 x 12'10: A great size double bedroom with double glazed window to front and radiator.

BEDROOM TWO: 13'2 max, 10'1 min x 10'2 max, 8'1 min: A further good size double bedroom with double glazed window to front and radiator.

BEDROOM THREE: 7'0 x 9'7 max, 7'4 min : A final spacious bedroom, double glazed window to rear and radiator.

SHOWER ROOM: 4'10 x 5'7 : Fitted suite to comprise shower cubicle, wash hand basin, tiling to walls, radiator and double glazed opaque window to rear.

SEPARATE W.C: 2'8 x 4'9 : Close coupled WC and double glazed opaque window.

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.



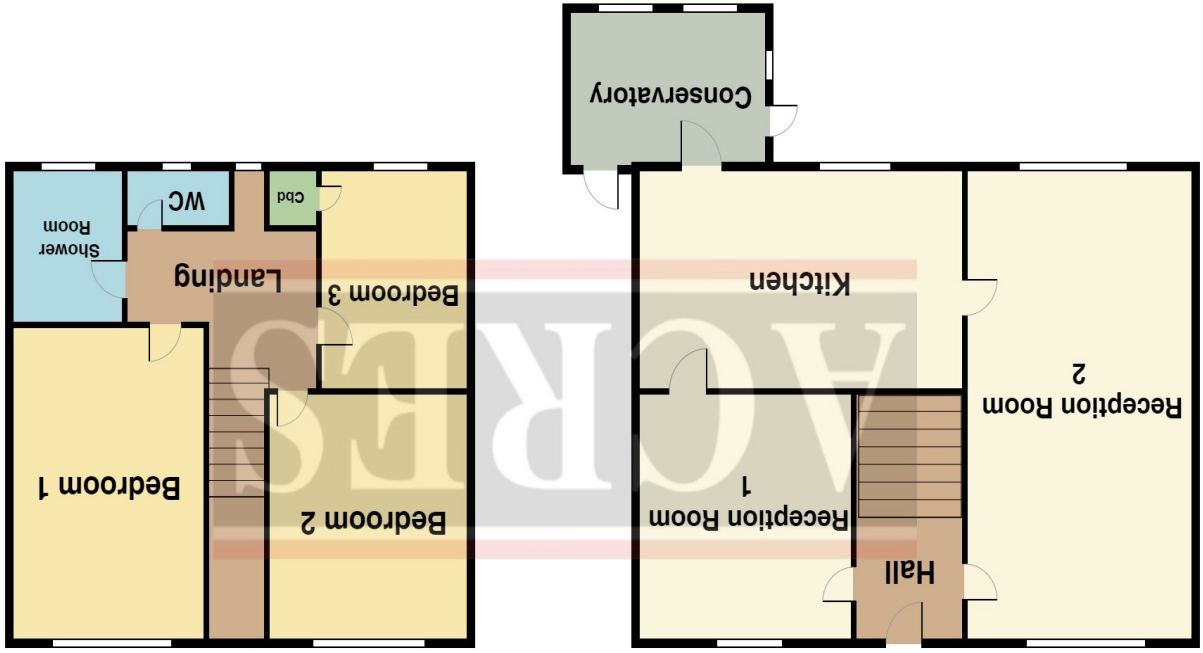
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.

TANHOUSE AVENUE

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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		86 B
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F		
1-20	G		