

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * EXTENDED SEMI DETACHED HOUSE
- * FOUR BEDROOMS
- * SPACIOUS THROUGH LIVING ROOM
- * EXTENDED OPEN PLAN KITCHEN/DINER
- * SEPARATE SIDE PASSAGE/UTILITY
- * DOWNSTAIRS GUEST WC
- * MODERN SHOWER ROOM
- * OFF ROAD PARKING TO FRONT
- * LOW MAINTENANCE REAR GARDEN
- * HIGH SPEC THROUGHOUT
- *



89 Appleton Avenue, Great Barr, B43 5LX - Offers in excess of £280,000

Acres are delighted to offer for sale this extended semi-detached property offering four great sized bedrooms! Ideally located in a lovely location benefiting from double glazing and gas central heating (both where specified). The interiors include; entrance hall, spacious through family lounge, extended modern re-fitted kitchen open plan with dining along with downstairs guest W.C.. and side passage / utility room. To the first floor are two double bedrooms, one single bedroom and a modern re-fitted family shower room along with stairs leading to the second floor with a further fourth bedroom with fantastic views to front! Outside is driveway allowing off road parking, to the rear is a large low maintenance garden with block paved patio throughout. This property should be viewed to be fully appreciated both location, size and quality! HURRY BEFORE YOU'RE TOO LATE!

Accessed from the fore via driveway and steps leading up to;

HALLWAY: 5'9 max, 2'10 min x 12'6 : Stairs to first floor, cupboard space, radiator and doors into;

LIVING ROOM: 11'7 x 25'10 : A great size through living area with fire surround and fire, radiator, double glazed bay window to front and double doors into;

EXTENDED KITCHEN/DINER: 13'3 x 16'9 : Extended 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 range style cooker with extractor hood over, space for American style fridge freezer, space and plumbing for washing machine tiling to splashback, tiling to floor, radiator and double glazed double doors to rear patio along with door into;

SIDE PASSAGE/UTILITY : 5'0 x 33'3 : Having doors to front and rear, gas central heating boiler and space and plumbing for tumble dryer and washing machine.

DOWNSTAIRS GUEST WC: Close coupled WC, wash hand basin and radiator.

LANDING: 9'8 MAX, 3'2 MIN X 7'11 : A light and airy landing with doors into three bedrooms along with staircase leading to fourth bedroom;

BEDROOM ONE: 11'7 x 11'7 : A great size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 10'6 x 8'11 : A further good size double bedroom with double glazed window to rear, storage cupboard and radiator.

BEDROOM THREE: 8'2 x 6'10 : A further spacious bedroom, double glazed window to rear and radiator.

SHOWER ROOM: 5'9 x 6'9 : Modern fitted suite with walk in shower cubicle, wash hand basin, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to front.

BEDROOM FOUR: 11'4 x 10'9 : Accessed from the first floor landing with under eaves storage, a final good sized fourth bedroom, double glazed Velux window to front and rear along with radiator.

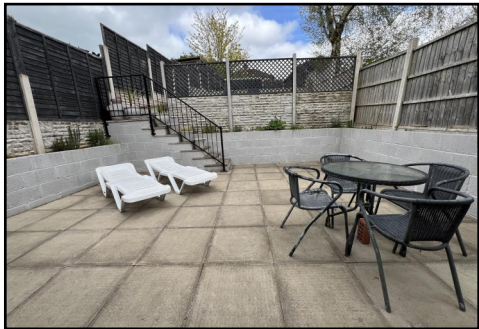
REAR GARDEN: A good size low maintenance garden with paved patio area throughout and steps to further paved patio with fencing to borders.

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.



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		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		