

# ACRES

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



- \* SEMI DETACHED FAMILY HOME
- \* THREE BEDROOMS
- \* SPACIOUS THROUGH LOUNGE DINER
- \* FITTED KITCHEN
- \* MODERN FAMILY BATHROOM
- \* LOW MAINTENANCE REAR GARDEN
- \* POTENTIAL TO EXTEND (STPP)
- \* IDEAL FIRST TIME BUY
- \* PRIME LOCATION
- \* NO UPWARD CHAIN



16 Lilac Avenue, Great Barr, B44 8LX - Offers in Excess of £195,000



It is a privilege to offer for sale this semi detached house ideal for a first time buy! Being located near local shops, schooling for all ages and close access to public transport. This home is spacious throughout and includes the following; Enclosed porch leading into spacious light and airy hallway, generous through living / dining room along with access into modern fitted kitchen with further door leading onto patio area. To the first floor are two spacious double bedrooms along with a spacious third bedroom and a family bathroom. To the front of the property offers lawn and pathway and to rear is a patio to fore and throughout creating a very low maintenance garden! IDEAL FIRST TIME BUY! POTENTIAL TO EXTEND (STPP).

Accessed from the fore via lawned garden and pathway, leading to;

**PORCH: 5'4 x 2'0** Double glazed windows and door with door into;

**HALLWAY: 5'4 x 13'9** : Stairs to first floor, cupboard space, radiator and doors into;

**THROUGH LOUNGE/DINER: 10'5 x 25'3** : A great size through living / dining area with fire surround and fire, radiator and double glazed bay window to front.

**FITTED KITCHEN: 6'3 x 9'0** : Modern fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer, oven, hob with extractor hood over, tiling to splashback, space and plumbing for washing machine, radiator, double glazed window to rear and door to rear garden.

**LANDING: 6'5 x 11'4** : Double glazed opaque window to side and doors into;

**BEDROOM ONE: 9'6 x 14'8** : A great size double bedroom with double glazed bay window to front, built in wardrobe system and radiator.

**BEDROOM TWO: 9'5 x 12'11**: A further good size double bedroom with double glazed window to rear and radiator.

**BEDROOM THREE: 6'5 x 6'7** : A final good sized bedroom, double glazed window to front and radiator.

**BATHROOM: 6'5 x 6'6** :Fitted suite with panelled bath, shower over, wash hand basin, tiling to walls, radiator, cupboard space and double glazed opaque window to rear.

**SEPARATE W.C: 3'6 x 2'2** : With close coupled W.C and double glazed opaque window to side.

**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.

## Lilac Avenue, Oscott, B44 8LX



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 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.

## 16 LILAC AVENUE