

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * DETACHED FAMILY HOME
- * FOUR BEDROOMS & SELF CONTAINED UNIT
- * THROUGH LIVING ROOM
- * MODERN OPEN PLAN KITCHEN/DINER
- * SPACIOUS CONSERVATORY
- * MODERN DOWNSTAIRS GUEST W.C.
- * MODERN SHOWER ROOM & EN-SUITE
- * SELF CONTAINED UNIT TO SIDE WITH;
- * MODERN KITCHEN, SHOWER ROOM & LIVING SPACE
- * HIGH SPEC THROUGHOUT



371 Birmingham Road, Great Barr B43 7AR - Offers in the region of £440,000

This is an incredible opportunity to purchase a modern styled detached property with a fantastic self contained side unit / garage - ideally located for many amenities, fantastic schooling and public transport links. Benefiting from double glazing and gas central heating (both where specified) The stunning interiors include enclosed porch, entrance hall, guests cloakroom / downstairs guest W.C., beautiful through lounge feeding into comprehensively modern kitchen / diner and spacious conservatory benefiting light weight tiled roof ensuring use all year around along with under floor heating leading onto patio. To the first floor is a large light and airy landing leading into master bedroom suite with fitted wardrobes and en-suite shower room, three further excellent bedrooms two with built in wardrobes and a family shower room. Outside is a fore driveway offering multiple parking space to front and side along with access to garage / self contained unit front and to the rear is a beautiful low maintenance garden with patio throughout along with decked patio and access into side unit. Viewing is essential appreciate size, quality and location! HURRY BEFORE YOU'RE TOO LATE – NO UPWARD CHAIN!

Accessed via driveway allowing off road parking to side and front with door leading into;

PORCH: 7'1 x 2'8: Double glazed windows and door with door into;

HALLWAY: 17'6 x 3'8: Light and airy entrance hall with tiled flooring, stairs to first floor, cupboard space, radiator and doors into;

THROUGH LOUNGE: 22'0max x 19'5min / 9'7: A great size through living area with tiled flooring throughout, spotlights to ceiling, built in TV unit with shelving, radiator, double glazed bay window to front and double doors into;

OPEN PLAN KITCHEN/DINER: 17'1 x 13'6: Modern open plan fitted kitchen / diner with drawer base and eye level units, work surfaces and breakfast bar, sink and drainer under double glazed window to rear, integrated double oven, integrated microwave, gas hob with extractor hood over, tiling to floor, integrated washing machine, integrated dishwasher, space for fridge freezer and tumble dryer, dining area with radiator, spot lights to ceiling and double doors into;

CONSERVATORY: 12'9 x 9'2: A great additional space with tiling to floor, light tiles to roof allowing use all year around, electric heater, sky light windows, double glazed windows surrounding and double doors out to garden / decked patio.

DOWNSTAIRS GUEST W.C.: 5'9 x 2'11: Close couple W.C., wash hand basin set into vanity unit, radiator, tiling to floor and part walls and double glazed opaque window to front.

LANDING: 13'11 / 6'4max x 3'0min: Spacious landing with cupboard space, double glazed window to side and doors into;

BEDROOM ONE: 13'1(wardrobe) x 9'8min / 9'10max x 7'11(wardrobe): A great size double bedroom with built in wardrobe system, double glazed window to rear, radiator and door into;

EN-SUITE: 5'0 x 4'11: Shower cubicle, wash hand basin set into vanity unit, close couple W.C., tiling to floor and part walls and double glazed opaque window to side.

BEDROOM TWO: 15'8 / 8'9max x 6'9(wardrobe): A further good size double bedroom with built in wardrobe system, double glazed bay window to front and radiator.

BEDROOM THREE: 9'8 x 7'0: A good size double bedroom with double glazed window to rear and radiator.

BEDROOM FOUR: 8'0 x 6'4: A final good size double bedroom with double glazed window to front and radiator.

BATHROOM: 7'2 x 5'6: Fitted suite with shower cubicle, wash hand basin, close couple W.C., tiling to floor and part walls, chrome ladder towel rail/radiator and double glazed opaque window to rear.

OUTHOUSE: 12'5 x 7'11: Double glazed door to side eading into a great living space with tiled flooring throughout, air conditioning unit, double glazed window to side, fitted kitchenette to include drawer base and eye level units, granite work surface, sink and drainer, integrated double oven, electric hob and extractor hood over and integrated fridge, further door leading into;

GUEST OUTHOUSE SHOWER ROOM: 8'1 x 4'1: Modern wet room with open shower, wash hand basin set into vanity unit, close couple W.C. hand shower, radiator and tiling to floor and walls.

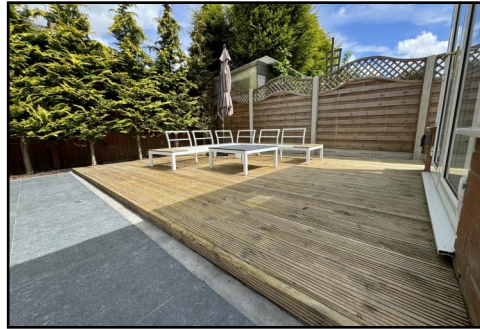
REAR GARDEN: A good size low maintenance garden with paved patio area and large decked area with fencing to borders.

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: E.

VIEWING: Recommended via Acres on 0121 358 6222.

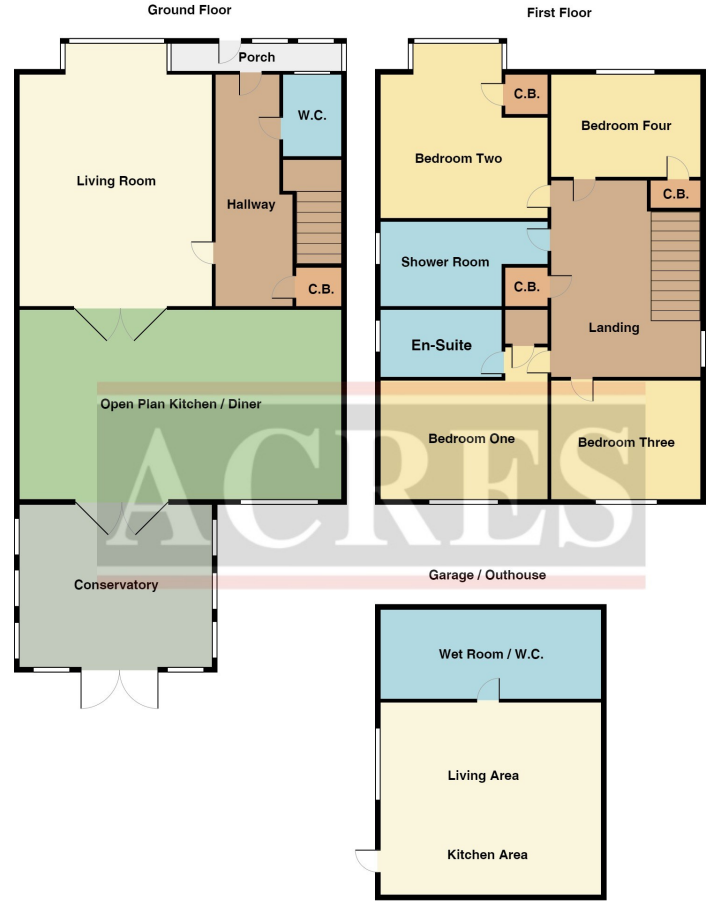


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.

Birmingham Road, Great Barr, Birmingham, B43 7AR



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		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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