

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- \* FIRST FLOOR APARTMENT
- \* TWO BEDROOMS
- \* OPEN PLAN LOUNGE/DINER
- \* MODERN FITTED KITCHEN
- \* SPACIOUS FAMILY BATHROOM
- \* EN SUITE TO MASTER BATHROOM
- \* ALLOCATED PARKING SPACE
- \* LONG LEASE REMAINING
- \* CLOSE PROXIMITY TO RED HOUSE PARK
- \* NO UPWARD CHAIN



11 Hawley Court, Great Barr, B43 6AF - Offers in excess of £155,000



Acres are delighted to offer for sale this spacious two double bedroom apartment with a great life of lease remaining and fantastic access into Red House Park! Situated on the first floor and offers; two double bedrooms main with en-suite, modern family bathroom, spacious open plan living / dining room and modern fitted kitchen with integrated appliances. This property has allocated parking space and communal rear gardens backing onto red house park. Benefiting from double glazing and gas central heating (both where specified). Early viewings are essential before it's too late! NO UPWARD CHAIN!

**HALLWAY: 3'7 x 6'0:** Cupboard space, radiator and doors into;

**OPEN PLAN LOUNGE/DINER: 22'0 max, 11'4 min x 20'6 max, 12'4 :** A great size living area with fire surround and fire, radiator, double glazed window to front.

**KITCHEN: 7'8 x 7'6 :** Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, gas hob with extractor hood over, tiling to splashback, space and plumbing for washing machine, radiator.

**BEDROOM ONE: 10'11 max, '7 (wardrobe) x 3'0 max, 11'6 min :** A great size double bedroom with double glazed window to front, built in wardrobe system and radiator.

**ENSUITE: 5'6 x5'0 :** Walk in shower cubicle, wash hand basin and close coupled WC.

**BEDROOM TWO: 11'7 max, 2'11 min x 12'7 max, 4'5 min :** A further good size bedroom with double glazed window to front and radiator.

**BATHROOM:8'8 max, 5'8 min x 6'1:** Fitted suite with panelled bath, wash hand basin close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to rear.

**TENURE:** We have been informed by the vendors that property is **Leasehold**. (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.



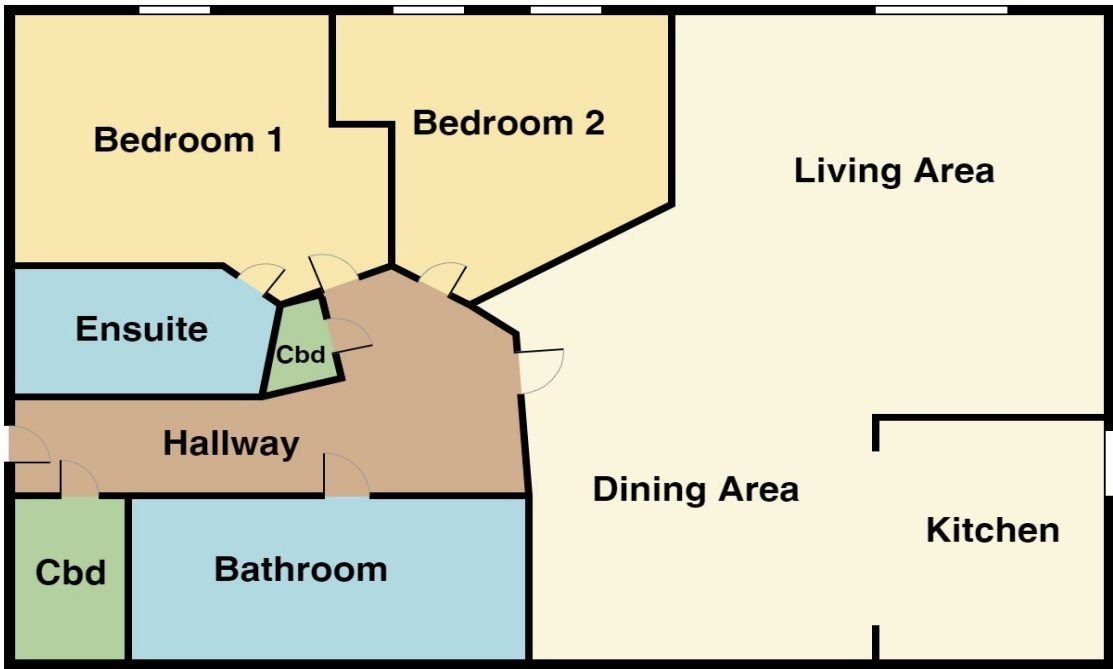
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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased 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.

### HAWLEY COURT



EPC TO BE INSERTED HERE

THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

### HAWLEY COURT, NEWTON ROAD