

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 DOUBLE BEDROOMS
- * TWO SPACIOUS RECEPTION ROOMS
- * FITTED KITCHEN
- * FAMILY BATHROOM AND SEPARATE WC
- * OFF ROAD PARKING AND SIDE GARAGE
- * POTENTIAL TO EXTEND (STPP)
- * LARGE REAR GARDEN
- * SOUGHT AFTER LOCATION
- * IDEAL FAMILY HOME



684 Walsall Road, Great Barr, B42 1EY - Offers in excess of £325,000

It is a pleasure to offer for sale this superb traditionally styled property located in a prime location on the very popular Walsall Road with plenty of potential for extension (STPP). Benefiting from double glazing and gas central heating (both where specified). The interiors offer, large enclosed porch, welcoming hallway with two spacious reception rooms, fitted kitchen leading into side store space feeding into side garage and rear patio. To the first floor are three excellent double bedrooms (all with fitted wardrobes) and a family bathroom with separate W.C.. Outside is a fore garden offering parking space with access to garage front and to the rear is a well sized manicured garden with long lawn and patio area to fore and far rear. Viewing comes highly recommended to appreciate this fabulous family home and the potential that is on offer! HURRY BEFORE YOU'RE TOO LATE!

Accessed from the fore via driveway offering off road parking along with access to garage front and door leading to;

PORCH: 7'11 x 11'11 : Double glazed windows and door with door into;

HALLWAY: 5'11 max, 3'1 min x 12'0 : Stairs to first floor, radiator and doors into;

FRONT RECEPTION ROOM: 10'10 x 15'2 (into bay) 12'0 min : A great size living area with radiator, double glazed bay window to front.

REAR RECEPTION ROOM: 14'0 x 10'4 : Another spacious reception room with double glazed sliding patio door to rear and radiator.

FITTED KITCHEN: 9'3 x 10'5 : Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, space for freestanding cooker, space for fridge, tiling to splashback, space and plumbing for washing machine, radiator.

SIDE ACCESS: 3'6 x 17'4: Having doors to front and rear giving access to rear garden, side garage and kitchen.

LANDING: 6'0 max, 2'10 min x 8'3 : Double glazed opaque window to side and doors into;

BEDROOM ONE: 10'9 max, 8'11 (wardrobe) x 15'1 (into bay) : A great size double bedroom with built in wardrobe system, double glazed bay window to front and radiator.

BEDROOM TWO: 10'11 max, 9'0 (wardrobe) x 11'11 : A further good size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM THREE: 12'6 max, 10'4 (wardrobe) x 7'6 : A final double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BATHROOM: 5'9 x 6'7 max, 4'6 min : Fitted suite with panelled bath, wash hand basin, tiling to walls, radiator and double glazed opaque window to front.

SEPARATE W.C: 2'7 x 5'3 : Having close coupled WC and double glazed opaque window to side.

REAR GARDEN: A good size garden with paved patio area and lawn with fencing to borders.

GARAGE: 9'9 x 14'10 : Pull to garage door, ceiling light and power points. *(please check the suitability of this garage for your own vehicle)*

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.

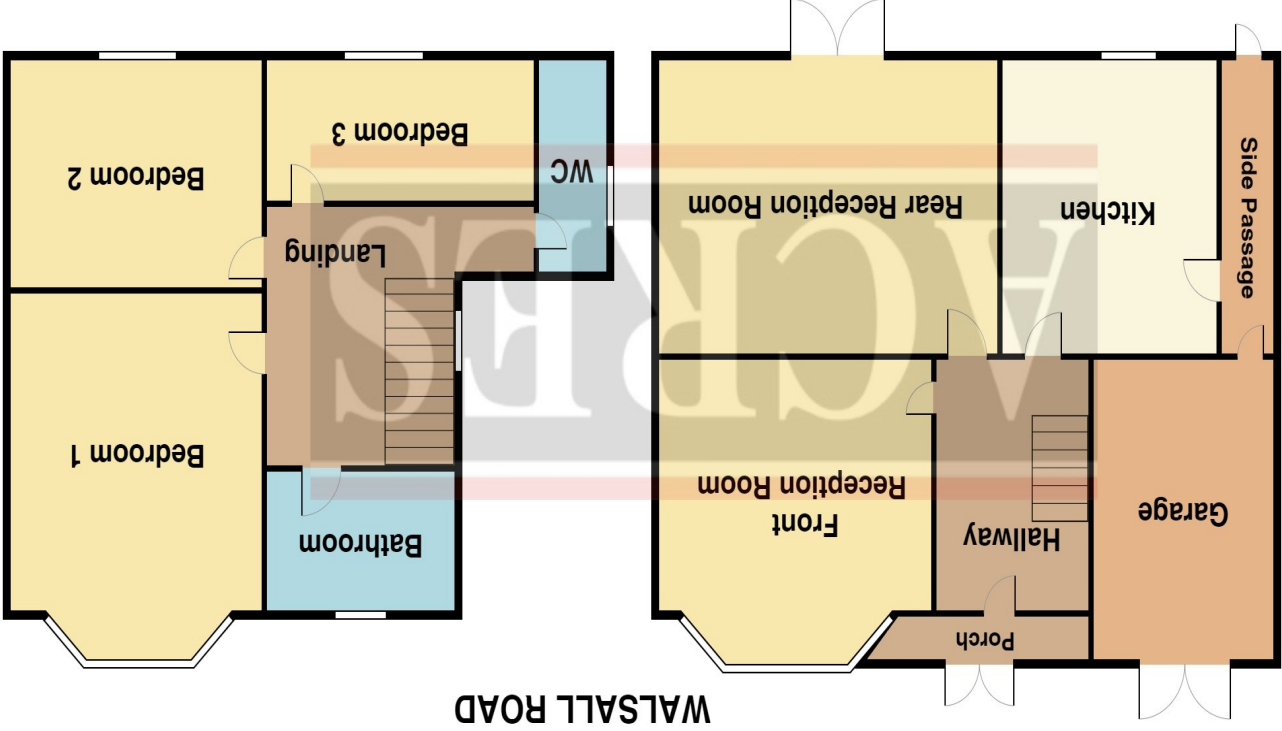
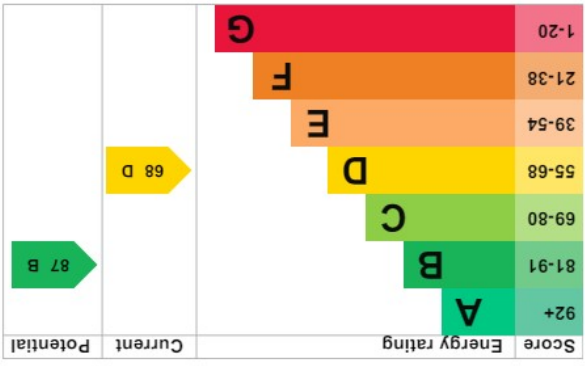
COUNCIL TAX BAND: C.

VIEWING: Recommended via Acres on 0121 358 6222.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





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

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.