

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * TRADITIONAL SEMI DETACHED HOME
- * THREE GENEROUS BEDROOMS
- * LOUNGE AND DINING ROOM
- * FITTED KITCHEN
- * FAMILY BATHROOM AND GUEST CLOAK-ROOM
- * DOUBLE GLAZED (WHERE SPECIFIED)
- * CENTRAL HEATING (WHERE SPECIFIED)
- * GOOD SIZED REAR GARDEN
- * GARAGE AND DRIVEWAY
- * SUPERB LOCATION



29 Grove Vale Avenue, Great Barr, B43 6DB - Offers in the region of £375,000

Acres are pleased to offer for sale this wonderful semi-detached property located on a very desirable residential road off Newton Road, Great Barr. The property benefits from double glazing and gas central heating (both where specified). The spacious interiors include a porch, entrance hall, spacious living room, separate dining room, fitted kitchen and guest WC. To the first floor is a lovely light and airy landing space leading to three good sized bedrooms and a family bathroom with modern suite. Outside is a fore garden flanked by driveway offering ample off road parking and leading to garage. To the rear is a generous lawned garden that is the perfect complement to this lovely home. An early viewing is essential to fully appreciate this wonderful family home.

To the fore is a lawned garden flanked by block paved driveway offering ample off road parking, leading to;

PORCH: With door to hallway and door to;

GUEST W.C: Having close coupled W.C, wash hand basin and double glazed opaque window to side.

HALLWAY: Stairs to first floor, radiator and doors into;

LIVING ROOM: 12'7 max into bay x 10'11: A great size living area with radiator and double glazed bay window to front.

DINING ROOM: 11'4 max x 10'4 max: A good sized dining area having radiator and double glazed patio doors to rear, door to garage and walkthrough to;

FITTED KITCHEN: 8'10 x 8'5: Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, hob with extractor hood over, tiling to splashback and frosted double glazed door to side.

LANDING: Doors into;

BEDROOM ONE: 13' max into bay x 11'1 : A great size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 11'5 x 10'5 : A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 12'0 x 7'11: Double glazed window to front and radiator.

BATHROOM: Modern fitted suite with panelled bath, walk in shower cubicle, wash hand basin, close couple W.C, part tiled walls, heated towel rail and double glazed opaque windows to side and rear.

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

GARAGE: 14'3 x 7'11: *(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: D.

VIEWING: Recommended via Acres on 0121 358 6222.

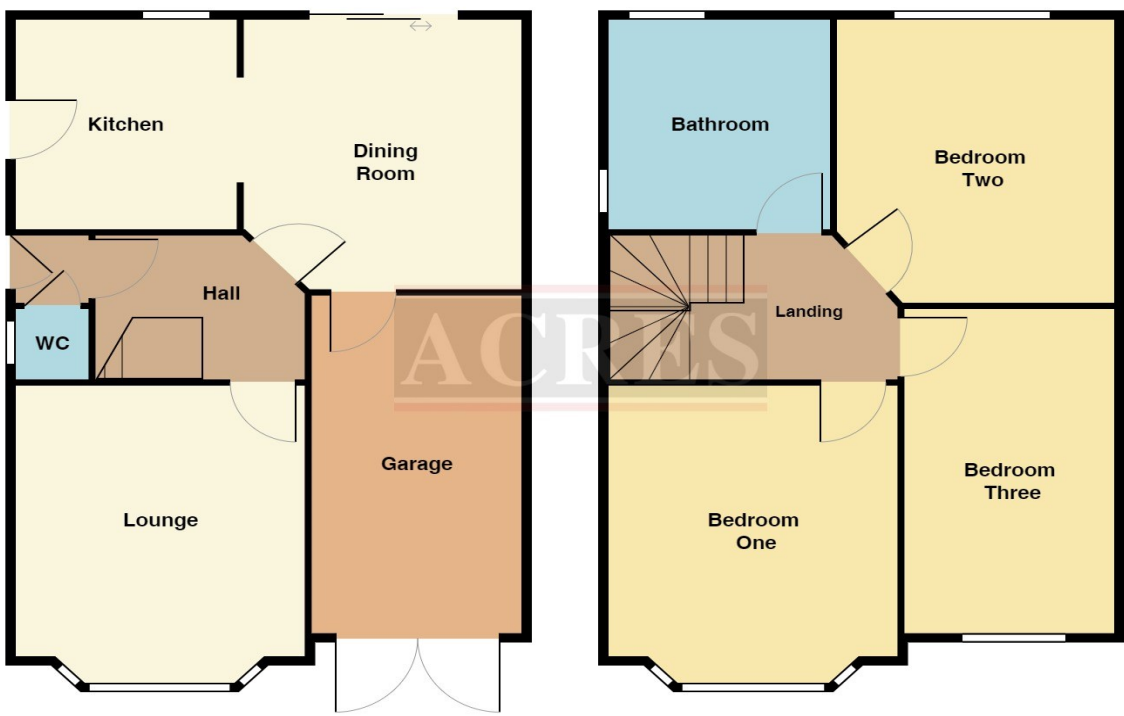


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.

Grove Vale Avenue, Great Barr, B43 6DB



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	52 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.

GROVE VALE AVENUE