

ACRES

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



- * SPACIOUS SEMI DETACHED FAMILY HOME
- * FOUR BEDROOMS (THREE DOUBLE)
- * SPACIOUS THROUGH LOUNGE/DINER
- * ADDITIONAL SITTING ROOM
- * MODERN FITTED KITCHEN
- * MODERN FAMILY BATHROOM
- * ADDITIONAL UPSTAIRS MODERN SHOWER ROOM/ENSUITE
- * DOWNSTAIRS GUEST W.C
- * OFF ROAD PARKING & GARAGE
- * PRIME CORNER PLOT POSITION



92 Stanhope Way, Great Barr, B43 7TS - Offers in excess of £385,000

Acres are honoured to offer for sale this spacious heavily extended semi detached property that has been considerably extended and improved in which is possibly the biggest property located on the extremely sought after and popular Pheasey Estate. Being close to schooling for all ages along with public transport links and local shops this one is not to be missed! Benefiting from double glazing and gas central heating (both where specified) The interiors offer enclosed porch leading into light and airy hallway, large stylish through lounge / diner along with additional second reception room currently used as sitting room. The property benefits a modern re-fitted kitchen with sliding patio door onto the garden giving fantastic privacy and downstairs guest W.C.. To the first floor are four bedrooms and modern family bathroom along with extended master bedroom with further modern shower room / en suite. Outside is a fore garden offering gated multiple parking space along with access to garage front and to the rear is a low maintenance garden with patio throughout! Viewing is absolutely essential to appreciate the size, location and quality of this wonderful family home. HURRY BEFORE YOU'RE TOO LATE!

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

PORCH: 6'7 x 2'11 :Double glazed windows and door with door into;

HALLWAY: 6'1 max, 3'3 min x 11'1 : Stairs to first floor, cupboard space, radiator and doors into;

THROUGH LOUNGE/DINER: 12'1 max, 9'0 min x 25'1 : A great size through living / dining area with fire surround and fire, radiator, double glazed bay window to front and double doors to rear.

FITTED KITCHEN: 7'9 x 11'7 : Modern re-fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, induction hob with extractor hood over, integrated microwave, dishwasher and fridge, tiling to splashback, radiator and double doors to rear.

SITTING ROOM: 11'3 max, 1'4 min x 15'11 : An additional living space with double glazed window to front.

DOWNSTAIRS GUEST W.C: 2'8 x 6'2: Having close coupled W.C, wash hand basin set into vanity unit and double glazed opaque window to side.

LANDING: 7'1 max, 2'5 min x 7'7 : Access to loft and doors into;

BEDROOM ONE: 22'6 max, 5'0 min x 16'9 max, 8'0 min : A great size double bedroom with double glazed windows to front and rear and radiator.

ENSUITE: 5'9 x 5'1 : A modern re-fitted suit having walk in shower cubicle, wash hand basin set into vanity unit, close coupled W.C and double glazed opaque window to rear.

BEDROOM TWO: 10'1 max 8'11 (wardrobe) x 14'4 (bay) 12'0 min : A further good size double bedroom with double glazed window to front and radiator.

BEDROOM THREE: 10'10 max, 8'9 (wardrobe) x 11'4 : A further double bedroom, double glazed window to rear, built in wardrobes and radiator.

BEDROOM FOUR: 8'4 x 9'0 : A final spacious bedroom, double glazed window to front and radiator.

BATHROOM: 7'5 x 5'8 :A modern re-fitted suite with bath, wash hand basin set into vanity unit, tiling to floor and walls, radiator and double glazed opaque window to rear.

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

GARAGE: 8'1 x 21'8 : *(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.

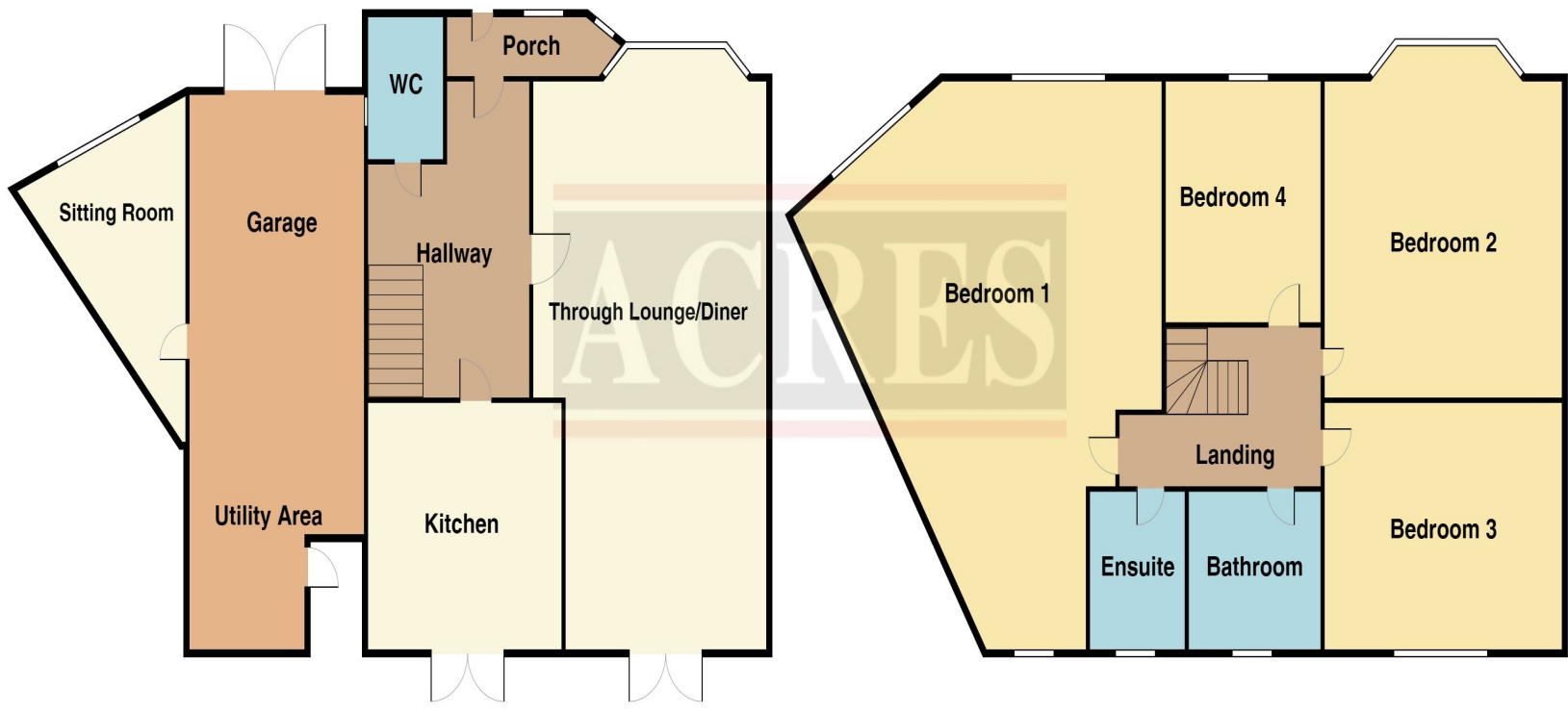


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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased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

92 STANHOPE WAY, GREAT BARR, B43 7TS



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

Energy rating	Current	Potential
A		
B		
C		79 C
D	55 D	
E		
F		
G		

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