

ACRES

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



- * EXTENDED SEMI DETACHED HOME
- * THREE BEDROOMS
- * SPACIOUS LIVING ROOM
- * OPEN PLAN KITCHEN/DINER
- * SEPARATE UTILITY ROOM
- * ADDITIONAL SITTING ROOM
- * MODERN FAMILY BATHROOM
- * LARGE DRIVEWAY TO FRONT
- * STUNNING LANDSCAPED REAR GARDEN
- * HIGH SPEC THROUGHOUT



51 Monsal Road, Birmingham, B42 2DE - Offers in the region of £240,000

Acres are delighted to offer for sale this lovely extended semi-detached property that benefits from double glazing and gas central heating (both where specified). The interiors include enclosed porch, hallway, very well presented living room leading into open plan kitchen / diner with stunning fitted kitchen and extended separate utility space and extended further sitting room. To the first floor is a landing with access into loft plus two double bedrooms along with a third single bedroom and a modern re-bathroom with white suite. To the front of the property is off road parking and to the rear is a stunning landscaped garden to include patio to fore leading to large lawn, to the far rear of the garden is a shed storage unit. This is a very popular road so an early viewing is highly recommended! **IDEAL FOR FIRST TIME BUYERS OR INVESTORS – HURRY BEFORE YOU'RE TOO LATE!**

Accessed from the fore via large driveway offering off road parking for multiple cars along with door leading to;

HALLWAY: 4'4 x 3'1 :Stairs to first floor, radiator and doors into;

LIVING ROOM: 12'10 max 10'0 min x 13'7 (bay) : A great size light and airy living area with fire surround and fire, radiator, double glazed bay window to front and door into;

OPEN PLAN KITCHEN/DINER : 15'10 max, 14'8 min x 9'9 : A stunning open plan extended fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window and door to rear, integrated oven, gas hob with extractor hood over, tiling to splashback, space for fridge freezer and tumble dryer and radiator being open plan with dining space along with;

SEPARATE UTILITY: 5'1 x 7'3 : Space and plumbing for washing machine, wall mounted central heating boiler and double glazed door to rear.

ADDITIONAL SITTING ROOM: 9'10 x 7'3 : Another good size living space with radiator and double glazed window and door to rear.

LANDING: 5'8 max, 2'8 min x 5'11 : Double glazed opaque window to side and doors into;

BEDROOM ONE: 10'1 max, 8'10 min x 9'10 : A great size double bedroom with double glazed window to rear and radiator.

BEDROOM TWO: 9'0 max, 8'10 min x 11'7: A further good size double bedroom with double glazed window to front and radiator.

BEDROOM THREE: 6'9 max, 3'10 min x 7'9 max, 4'6 min : A final good sized bedroom, double glazed window to front, built in storage cupboard and radiator.

BATHROOM: 5'7 x 6'10 : Modern re-fitted suite with panelled bath, shower over, wash hand basin, close couple W.C., tiling to floor and walls, chrome ladder styled radiator and double glazed opaque window to rear.

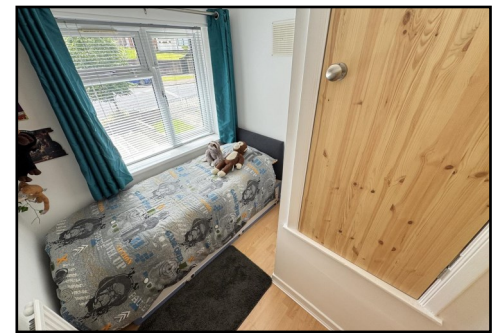
REAR GARDEN: A stunning landscaped garden with paved patio area to fore and lawn with fencing to borders.

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: B.

VIEWING: Recommended via Acres on 0121 358 6222.

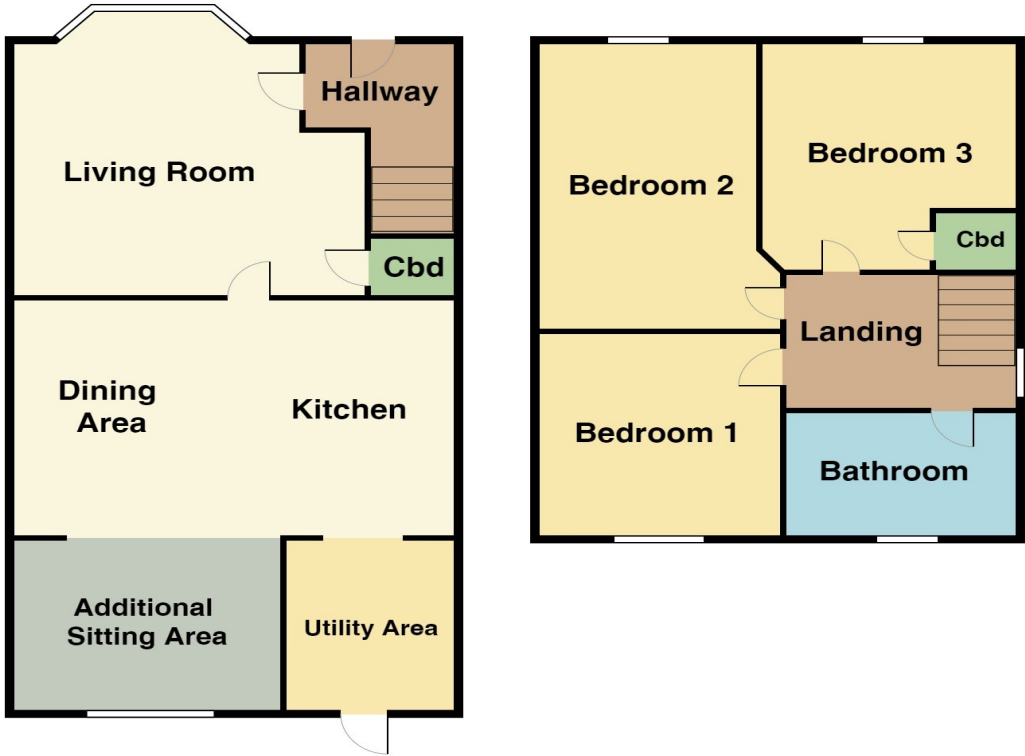


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.

51 Monsal Road, Great Barr, B42 2DE



Energy rating	Current	Potential
A		
B		83 B
C	70 C	
D		
E		
F		
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.

51 Monsal Road, Great Barr, B42 2DE