

ACRES

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- * SEMI DETACHED DORMA BUNGALOW
- * THREE RECEPTION ROOMS
- * FOUR DOUBLE BEDROOMS
- * TWO EN SUITES
- * FAMILY BATHROOM
- * OPEN PLAN KITCHEN / DINER
- * SEPARATE UTILITY
- * OFF ROAD PARKING
- * LARGE REAR GARDEN
- * PRIME LOCATION



8 Fairview Avenue, Great Barr B42 1LT - Offers in the region of £465,000

This is an absolutely stunning semi-detached Dorma bungalow that has been considerably extended and improved by the current owner. Benefiting from double glazing and gas central heating (both where specified) The interiors offer large enclosed porch, welcoming hallway, large stylish lounge opening into further sitting room, extended modern fitted kitchen open plan with dining space leading into separate utility, further third reception room to front of property and downstairs guest W.C.. To the first floor offers four double bedrooms all with fitted wardrobes and two with en suite shower rooms along with main family bathroom! Outside is a fore garden offering multiple parking space and to the rear is a very well-manicured large garden with patio and large lawn. Viewing is absolutely essential to appreciate the size, location and quality of this wonderful family home!

PORCH: Double glazed windows and door with door into;

HALLWAY: **22'0 x 4'10:** Stairs to first floor, radiator and door into;

RECEPTION ROOM ONE: **18'5 x 12'6:** A good size living area with two double glazed windows to front, two radiators and doors opening into;

RECEPTION ROOM TWO: **13'4 x 11'8:** A further good size living area with radiator.

RECEPTION ROOM THREE: **19'0 x 7'4:** A final living area with radiator and double glazed window to front.

OPEN PLAN KITCHEN/DINER: **20'9 x 12'1:** A great size extended kitchen/diner with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven and gas hob and extractor hood over, tiling to splashback, integrated washing machine and fridge freezer, space and plumbing for dishwasher, tiling to floor, dining space with radiator and doors out to garden.

SEPARATE UTILITY: **7'4 x 5'6:** A great additional space to be used for ones own use.

DOWNSTAIRS GUEST W.C.: **5'0 x 4'9:** Wash hand basin set into vanity unit, close couple W.C. and ladder style towel rail/radiator.

LANDING: **11'7 x 2'9:** Doors into;

BEDROOM ONE: **14'8 x 12'1:** A great size double bedroom with built in wardrobe system, double glazed window to rear, radiator and door into;

EN-SUITE: **6'4 x 4'9:** Shower cubicle, wash hand basin, close couple W.C. and ladder style towel rail/radiator.

BEDROOM TWO: **13'0 x 10'9:** A further good size double bedroom with built in wardrobe system, double glazed window to front, radiator and door into;

EN-SUITE: **7'8 x 4'10:** Shower cubicle, wash hand basin, close couple W.C. and ladder style towel rail/radiator.

BEDROOM THREE: **17'11 x 11'9:** A further good size double bedroom with built in wardrobe system, double glazed window to side and radiator.

BEDROOM FOUR: **14'10 x 8'5:** A final good size double bedroom with built in wardrobe system, double glazed window to side and radiator.

FAMILY BATHROOM: **6'6 x 5'1:** White suite with panelled bath and shower over, wash hand basin, close couple W.C., tiling to floor and walls and radiator.

REAR GARDEN: A good size garden with paved patio area to fore with steps to lawn and 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: 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.

Fairview Avenue, Great Barr



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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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