

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- \* EXTENDED SEMI DETACHED FAMILY HOME
- \* FOUR DOUBLE BEDROOMS
- \* MASTER WITH ENSUITE & WALK IN WARDROBE
- \* SPACIOUS LIVING ROOM TO FRONT
- \* EXTENDED DINING/SITTING ROOM TO REAR
- \* MODERN FITTED KITCHEN
- \* SEPARATE UTILITY ROOM
- \* DOWNSTAIRS UEST W.C
- \* OFF ROAD PARKING & GARAGE
- \* HIGH SPEC THROUGHOUT



59 Holly Wood, Great Barr, B43 6EJ - Offers in the region of 425,000



Beautifully situated on the very popular Whitecrest off Newton Road, is this superb extended four double bedroom family home benefitting from double glazing and gas central heating (both where specified). The interiors include enclosed porch, spacious entrance hall, light and airy living room to front with double doors leading into extended dining area open plan with stunning additional sitting room along with access into fitted kitchen, separate utility and downstairs guest W.C.. To the first floor are three excellent double bedrooms (All with fitted wardrobes) along with modern family bathroom. To the second floor offers a final fourth bedroom which is tremendous in size along with walk in wardrobe and en suite shower room. Outside is a fore large driveway for parking and access to garage front. To the rear is a low maintenance garden with patio to fore leading to lawn with further patio arear. If you are looking for a lovely location and fabulous property to move into and live happily ever after look no further! HURRY BEFORE YOU'RE TOO LATE!

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

**PORCH: 3'1 x 7'8** : A spacious light and airy porch, double glazed windows and door with door into;

**HALLWAY: 4'0 x 15'3** : Stairs to first floor, cupboard space, radiator and doors into;

**LIVING ROOM: 10'1 max, 9'9 min x 14'9** : A great size living area with wall mounted fire, radiator, double glazed window to front and double doors into;

**DINING ROOM: 9'10 x 8'11** : A fantastic open plan dining space with radiator and open plan leading into;

**EXTENDED SITTING ROOM: 18'7 x 9'6** : A spacious further sitting room, having double glazed double doors and windows to rear patio.

**FITTED KITCHEN: 10'11 x 8'10** : Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, gas hob with extractor hood over, tiling to splashback, space and plumbing for dishwasher, space for fridge freezer and radiator.

**SEPARATE UTILITY ROOM: 5'1 max, 2'8 min x 23'6** : Space and plumbing for washing machine, space for tumble dryer, wall mounted central heating boiler and double glazed door to front giving access into single garage and rear and door into;

**DOWNSTAIRS GUEST W.C : 3'0 x 5'7:** Close coupled W.C wash hand basin and double glazed window to rear.

**LANDING: 3'0 x 9'11** : Double glazed opaque window to side and doors into;

**BEDROOM TWO: 10'11 max, 9'9 min x 13'1** : A good size double bedroom with double glazed window to front, built in wardrobe space and radiator.

**BEDROOM THREE: 11'0 x 8'11** : A further double bedroom, additional built in wardrobe space, double glazed window to rear and radiator.

**BEDROOM FOUR: 9'10 x 7'11** : A good sized bedroom with double glazed window to front, further wardrobe space and radiator.

**BATHROOM: 9'10 max, 6'5 min x 8'9** : A stunning spacious family bathroom to include fitted suite with panelled bath, shower over, walk in shower cubicle, his and hers wash hand basin, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to rear.

**SECOND FLOOR LANDING: 3'0 x 2'9** : Leading into;

**MASRER BEDROOM: 12'0 max, 9'1 min x 14'9** : A great sized master double bedroom having double glazed window to rear, radiator and doors into;

**WALK IN WARDROBE: 4'7 x 7'1** : With double glazed window to rear.

**ENSUITE: 2'5 x 6'0** : Walk in shower cubicle, wash hand basin and close coupled W.C

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

**GARAGE: 8'0 x 16'5** : *(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.





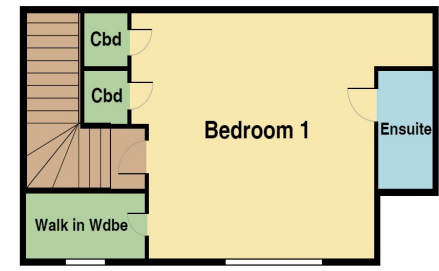
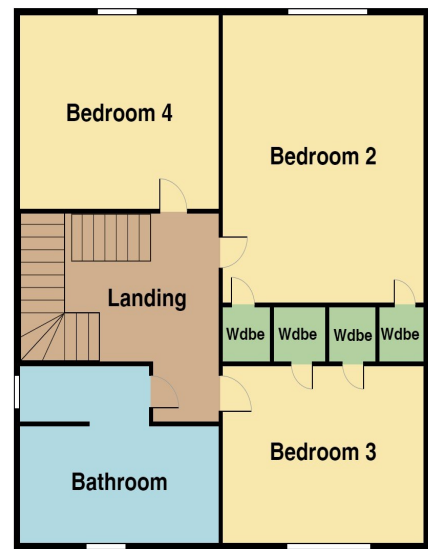
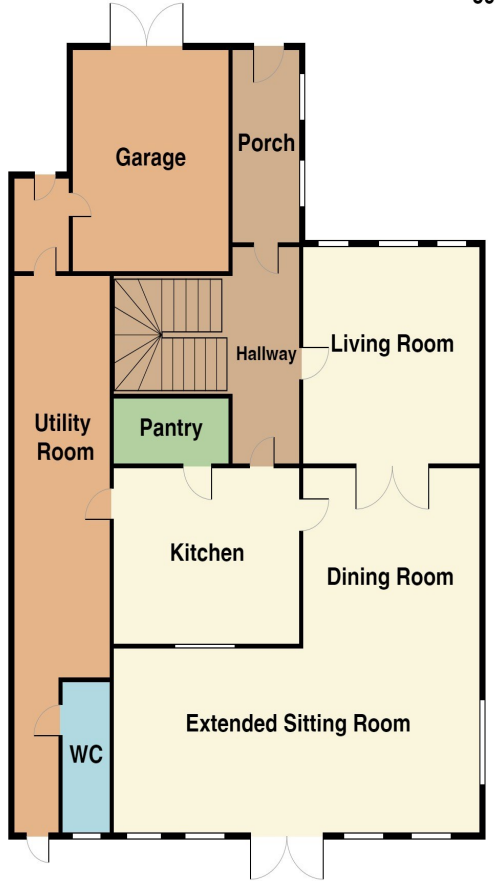
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





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.

59 HOLLY WOOD, 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		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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