

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * EXTENDED SEMI DETACHED FAMILY HOME
- * FOUR BEDROOMS
- * TWO RECEPTION ROOMS
- * FITTED KITCHEN
- * FAMILY BATHROOM
- * SEPARATE W.C.
- * GARAGE & DRIVEWAY
- * LARGE REAR GARDEN
- * FANTASTIC POTENTIAL THROUGHOUT
- * NO UPWARD CHAIN



662 Walsall Road, Great Barr, Birmingham, B42 1EY - Offers in the region of £325,000

It is a pleasure to offer for sale this superb traditionally styled extended four bedroom property located in a prime location on the very popular Walsall Road with plenty of potential for extension (STPP). Benefiting from double glazing and gas central heating (both where specified). The interiors offer; enclosed porch, welcoming hallway, two spacious reception rooms with double doors to rear leading too sun room, fitted kitchen leading into side passageway leading into side garage. To the first floor are three excellent bedrooms and a fourth single bedroom along with family bathroom with separate W.C.. Outside is a fore garden offering parking space with access to garage front and to the rear is a well sized garden with long lawn and patio area to fore and far rear. Viewing comes highly recommended to appreciate this fabulous family home and the potential that is on offer! NO UPWARD CHAIN!

Accessed via driveway allowing off road parking to front giving access to garage front along with door into;

PORCH: 10'0 x 2'0: Glazed windows and door with door into;

HALLWAY: 12'1 / 5'10max x 3'1min: Stairs to first floor, under stairs storage, radiator and doors into;

FRONT RECEPTION ROOM: 14'9(into bay) x 12'1min / 10'10max x 9'8min: A great size living area with fire surround and fire, radiator, double glazed bay window to front along with secondary glazing.

REAR RECEPTION ROOM: 14'0max x 12'10min / 11'2: A further spacious reception room ideal for ones own use with radiator and double patio doors leading into;

SUN ROOM: 19'3 x 4'4: A fantastic additional space currently used as utility area with glazed windows to rear along with double doors leading onto patio area.

OPEN PLAN KITCHEN/DINER: 10'5 x 9'1: Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, electric hob with extractor hood over, tiling to splashback, space and plumbing for washing machine and fridge freezer, radiator and door into side passage giving access to rear and into single garage.

LANDING: 9'3max x 2'7min / 7'10: A light and airy landing with doors into;

BEDROOM ONE: 14'8(into bay) x 12'1min / 10'10max x 9'8min: A great size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 13'9max x 12'7min / 10'5max x 7'6min: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 12'2 x 10'0: A final third double bedroom, double glazed window to front and radiator.

BEDROOM FOUR: 9'8max x 6'6min / 7'6max x 4'10min: A good sized fourth bedroom, double glazed window to rear and radiator.

BATHROOM: 7'1max x 5'0min / 5'9: Fitted suite with panelled bath, wash hand basin, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to front.

SEPARATE W.C.: 5'3 x 2'8: Close couple W.C. and single glazed opaque window to side.

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

GARAGE: 15'2 x 10'0: *(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.

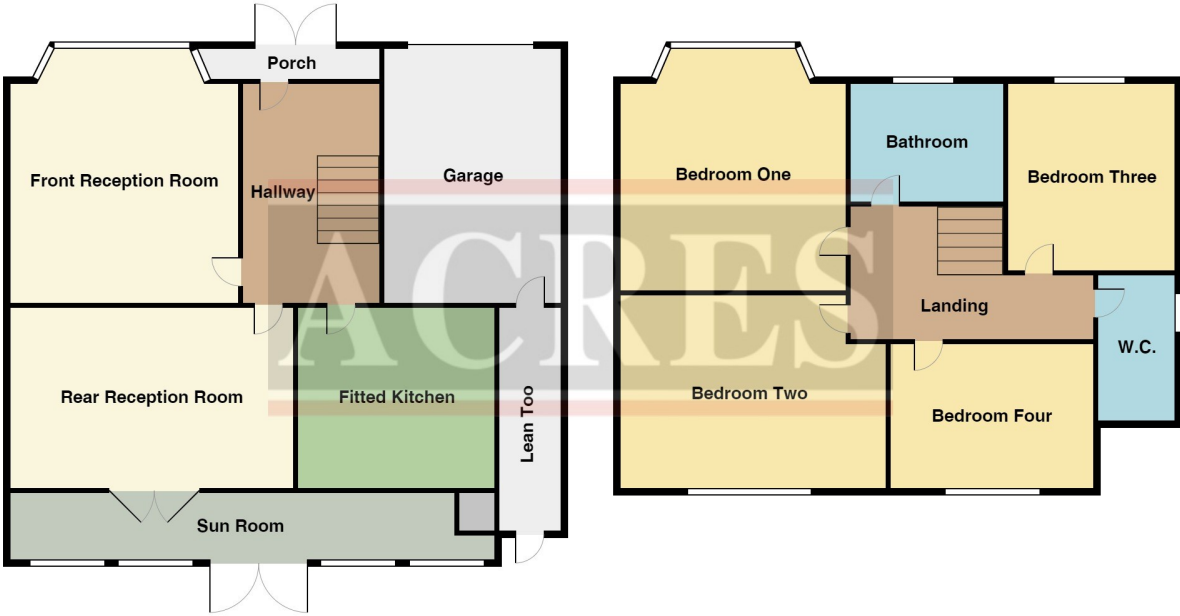


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.

Walsall Road, Perry Barr, B42 1EY



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

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