

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 HOUSE
- * FOUR BEDROOMS
- * MASTER BEDROOM WITH EN SUITE
- * TWO RECEPTION ROOMS
- * EXTENDED OPEN PLAN KITCHEN / DINER
- * SEPARATE UTILITY ROOM
- * DOWNSTAIRS GUEST W.C.
- * OFF ROAD PARKING
- * FANTASTIC REAR GARDEN
- * REAR GARAGE
- * HIGH SPEC THROUGHOUT



18 Hollywood Croft, Great Barr B42 1HT - Offers in the region of £350,000

It is a pleasure to offer for sale this superb traditionally styled property that has been extended and upgraded throughout. Benefiting from double glazing and gas central heating (both where specified). The interiors offer enclosed porch, light and airy welcoming hallway, spacious front reception room along with additional separate second reception room leading into extended kitchen / diner wrapping around into separate utility room and guests downstairs W.C.. To the first floor are four excellent sized bedrooms, main with spacious en suite shower room and modern family bathroom. Outside is a fore garden offering parking space and to the rear is a fantastic sized garden with long lawn and multiple patio areas throughout along with large garage to far rear with communal rear access. Viewing comes highly recommended to appreciate this fabulous family home! Hurry before you're too late!

Accessed via driveway to fore allowing off road parking along with door into;

PORCH: Double glazed windows and door with door into;

HALLWAY: Stairs to first floor, cupboard space, radiator and doors into;

LIVING ROOM: A great size living area with fire surround and fire, radiator and double glazed bay window to front.

ADDITIONAL SITTING ROOM: A fantastic additional space with radiator and patio doors onto decking area.

OPEN PLAN KITCHEN/DINER : Extended modern re-fitted kitchen with drawer base and eye level units, granite work surfaces, sink and drainer under double glazed window to rear, integrated oven, gas hob with extractor hood over, dishwasher, tiling to splashback, breakfast bar area, radiator and open plan with;

UTILITY: Granite work surface, space and plumbing for washing machine and dryer, double glazed window to front, door to rear garden and door into;

DOWNSTAIRS GUEST W.C.: A close couple W.C. and wash hand basin set into vanity unit with splashback tiling.

LANDING: A spacious light and airy landing with doors into;

BEDROOM ONE: A great size double bedroom with double glazed window to rear, radiator and door into;

EN-SUITE: Shower cubicle, wash hand basin set into vanity unit, close couple W.C., ladder style towel rail/radiator, tiling to floor and walls and double glazed opaque window.

BEDROOM TWO: A further good size double bedroom with double glazed bay window to front and radiator.

BEDROOM THREE: A final spacious double bedroom, double glazed window to rear and radiator.

BEDROOM FOUR: A single bedroom, double glazed window to front and radiator.

BATHROOM: Fitted suite with panelled bath and shower over, wash hand basin set into vanity unit, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to rear.

REAR GARDEN: A fantastic garden with decked patio area and large lawn with further raised decked area and fencing to borders along with access into;

GARAGE: A tremendous sized garage with up and over electric door, ceiling light and power points. *(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.

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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		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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