



- \* EXTENDED SEMI DETACHED FAMILY HOME
- \* SIX BEDROOMS
- \* TWO EN-SUITES AND MASTER FAMILY BATHROOM
- \* EXTENDED OPEN PLAN KITCHEN/DINER
- \* DOWNSTAIRS GUEST W.C.
- \* TWO LARGE RECEPTION ROOMS
- \* LOW MAINTENANCE REAR GARDEN
- \* DETACHED GARAGE (COVERTED INTO BAR)
- \* LARGE DRIVEWAY
- \* HIGH SPEC THROUGHOUT



**48 Pages Lane, Great Barr B43 6LR - Offers in excess of £575,000**



It is a privilege to offer for sale this incredibly sized and extended semi detached family home sat in a prime corner position on Pages Lane that has wonderful high spec modern interiors throughout! Benefiting from double glazing and gas central heating (both where specified). The property offers, well-presented enclosed porch, entrance hall, classically styled front reception room currently used as games room to front, along with main through lounge / diner being open plan and feeding into beautiful extended open plan fitted kitchen with dining area and downstairs guest W.C.. To the first floor is a light and airy landing leading into four double bedrooms (two with en suites) along with large modern main family bathroom. To the second floor offers two further bedrooms with boiler room. Outside is a deep fore garden offering multiple parking space along with access to detached garage front (Part converted into bar area) and to the rear is a low maintenance garden with patio to fore leading to lawn. Hurry before you're too late!

Accessed via large tarmac driveway giving access to garage front along with door leading into;

**PORCH:** Double glazed windows to front along with Solid Oak wooden front door into;

**HALLWAY: 15'4 / 6'4max x 3'7min:** A spacious light and airy hallway with stairs to first floor, cupboard space, radiator and doors into;

**GAMES ROOM: 15'1 x 14'10:** A fantastic sized reception room currently used as games room, double glazed window to front, radiator and ceiling light.

**THROUGH LOUNGE/DINER: 29'8(into bay) / 12'0max x 11'6min:** A great size through living / dining area, radiator, double glazed bay window to front along with stylish three double glazed windows to rear and sweeping open plan into;

**EXTENDED KITCHEN/DINER: 22'8 / 11'4max x 8'3min:** Extended modern open plan fitted kitchen / diner with solid oak 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 washing machine and fridge freezer, integrated dishwasher and radiator.

**DOWNSTAIRS GUEST W.C.: 5'6 x 2'3:** A close couple W.C. and wash hand basin.

**LANDING: 7'1 x 3'9:** Double glazed opaque window to front and doors into;

**BEDROOM ONE: 15'6(into bay) x 11'10min / 12'0:** A great size double bedroom with double glazed bay window to front and radiator.

**BEDROOM TWO: 12'10 / 12'0max x 9'1min:** A further good size double bedroom with double glazed window to rear and radiator.

**EN-SUITE: 7'5 x 2'6:** A modern fitted suite with walk in shower, wash hand basin and close couple W.C., double glazed opaque window to rear and stylish tiles throughout.

**BEDROOM THREE: 11'9 x 11'6:** A further double bedroom, double glazed window to rear and radiator.

**BEDROOM FOUR: 4'9max x 10'6min / 10'5:** A further spacious double bedroom, two double glazed windows to front, radiator and ceiling with door into;

**EN-SUITE: 6'8 x 3'10:** A modern fitted suite with walk in shower, wash hand basin and close couple W.C., double glazed opaque window to side and stylish tiles throughout.

**BATHROOM: 10'0 x 8'4:** A fantastic sized family bathroom with fitted suite to include; panelled bath with 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.

**SECOND FLOOR LANDING:** A light and airy landing with Velux window and doors into;

**BEDROOM FIVE: 10'7 x 9'5:** A further double bedroom with door into Boiler Room, Velux window to rear and radiator.

**BEDROOM SIX: 14'3max x 13'0min / 13'0:** A final good sized bedroom, Velux window to side and radiator.

**REAR GARDEN:** A good size garden with large wrapped around paved patio area and steps to lawn with fencing to borders along with access into;

**DETACHED GARAGE:** A great additional space with fitted bar area, ceiling light and multiple power points. Electric roller shutter garage door to front. *(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: D.**

**VIEWING:** Recommended via Acres on 0121 358 6222.





FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





# 48 PAGES LANE, GREAT BARR B43 6LR

Pages Lane, Great Barr, Birmingham, B43 6LR



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

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.