

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- \* SEMI DETACHED FAMILY HOME
- \* THREE DOUBLE BEDROOMS
- \* SPACIOUS THROUGH LIVING ROOM
- \* SEPARATE ADDITIONAL SITTING ROOM
- \* CONSERVATORY
- \* MODERN FITTED KITCHEN
- \* SEPARATE UTILITY ROOM
- \* DOWNSTAIRS SHOWER ROOM
- \* MODERN FAMILY BATHROOM
- \* OFF ROAD PARKING AND REAR GARDEN



1 Blythefield Avenue, Great Barr, B43 6QG - Offers in the region of £385,000

Beautifully situated on a very popular road off Longleat & Monksfield Avenue this superb property benefits double glazing and gas central heating (both where specified). The interiors include entrance hall, through living / dining room along with second additional reception room, conservatory, modern re-fitted kitchen and separate utility along with downstairs shower room. To the first floor are three excellent double bedrooms, family bathroom and separate WC. Outside is a fore garden with block paved driveway for parking. To the rear is an fantastic garden with patio to fore leading to lawn with fencing to borders. If you are looking for a lovely location and fabulous property with potential to improve even further (with relevant permission) this will be the perfect home for you! HURRY BEFORE YOU'RE TOO LATE!

Accessed from the fore via large driveway offering ample off road parking, leading to;

**HALLWAY: 4'6 x 7'6** : Stairs to first floor, cupboard space, radiator and doors into;

**LOUNGE: 10'6 X 14'1** : A great size through living area with fire surround and fire, radiator, double glazed bay window to front and open plan with;

**DINING ROOM: 10'6 x 8'6** : A fantastic additional living / dining space having radiator and double sliding doors into;

**CONSERVATORY: 12'2 x 8'10** : A further great spacious room with double glazed windows surrounding and double doors to side.

**SECOND RECEPTION ROOM: 8'2 x 17'5** : A final living / reception room, double glazed window to front and radiator along with door into;

**FITTED KITCHEN: 11'10 x 9'10** : Modern fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated double oven, gas/hob with extractor hood over, tiling to splashback, space and plumbing for dishwasher, space for fridge freezer, tumble dryer and radiator.

**UTILITY SPACE: 2'10 x 15'0** : Having door to rear along with space and plumbing for washing machine.

**DOWNSTAIRS SHOWER ROOM: 2'10 x 10'6** : With walk in shower cubicle, wash hand basin and close coupled W.C.

**LANDING: 9'10 x 3'2** : Access to loft and doors into;

**BEDROOM ONE: 10'6 x 13'9** : A great size double bedroom with double glazed window to front, built in wardrobes and radiator.

**BEDROOM TWO: 13'9 x 9'2** : A further good size double bedroom with double glazed window to rear and radiator.

**BEDROOM THREE: 11'10 x 8'6** : A final third double bedroom, double glazed window to front and radiator.

**BATHROOM: 5'11 x 7'3** : Modern re-fitted suite with panelled bath, 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 good size garden with paved patio area and lawn with 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.

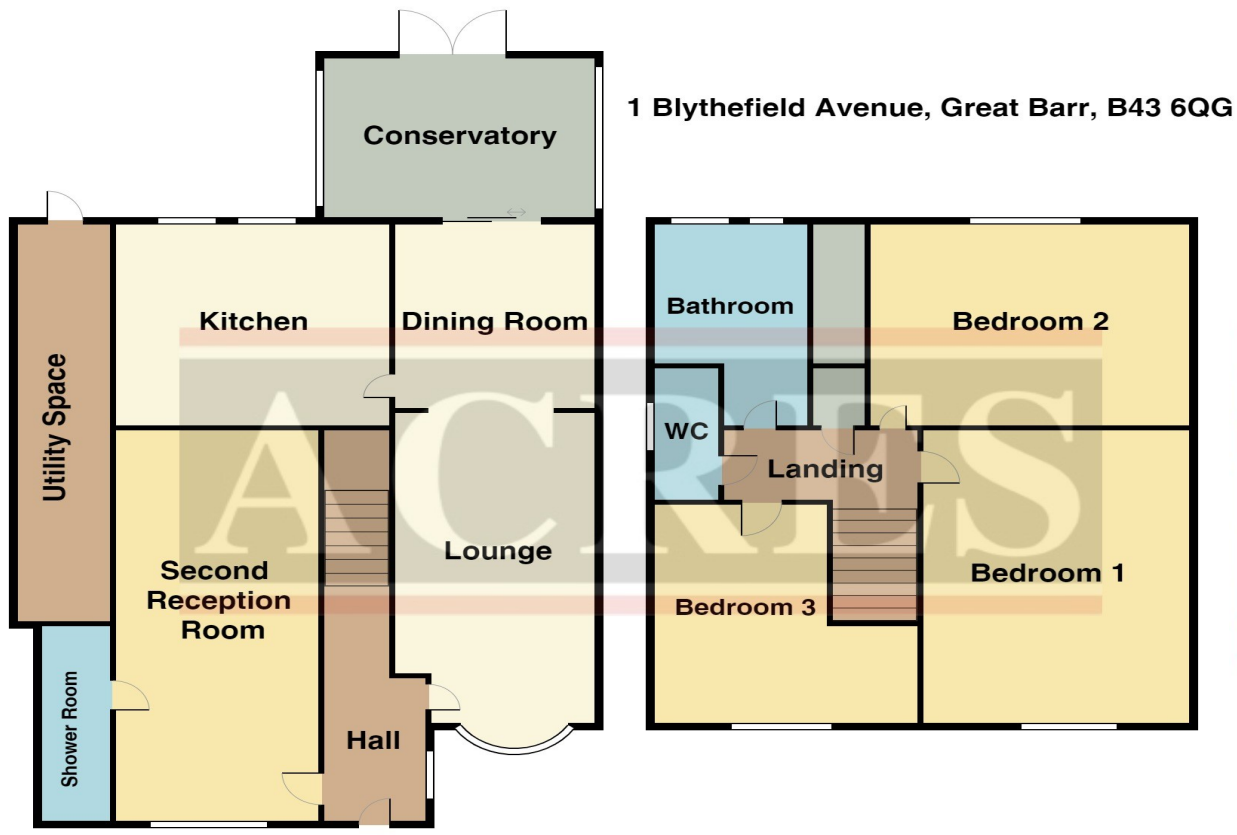
**VIEWING:** Recommended via Acres on 0121 358 6222.



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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

**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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