

ACRES

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- * EXTENDED DETACHED FAMILY HOME
- * THREE BEDROOMS
- * TWO RECEPTION ROOMS
- * FITTED KITCHEN
- * SEPARATE UTILITY AREA
- * DOWNSTAIRS SHOWER ROOM/GUEST W.C
- * MODERN FAMILY SHOWER ROOM
- * LARGE DRIVEWAY AND GARAGE
- * POTENTIAL TO EXTEND (STPP)
- * PRIME CORNER PLOT POSITION



78 Kinross Crescent, Great Barr, B43 7PX - Offers in the excess of £280,000

This is a beautifully presented extended detached corner plot position property situated on a very popular residential road on The Park Farm housing development. The interiors benefit from double glazing and gas central heating (both where specified). The interiors are spacious throughout and include, enclosed porch, large welcoming hallway leading into wonderful front reception room along with second rear reception room and fitted kitchen leading into separate utility / downstairs shower room & guest W.C. and access into internal garage / side passage leading into garden and driveway. To the first floor are two excellent double bedrooms and a single bedroom, there is also a large family shower room. To the front is tremendous sized driveway offering off road parking for multiple cars. To the rear is a low maintenance garden with patio to fore leading to garden. **POTENTIAL TO EXTEND – DETACHED PRIME CORNER PLOT POSITION - NO UPWARD CHAIN!**

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

PORCH: 9'2 x 2'2 : Double glazed windows and door with door into;

HALLWAY: 6'8 max, 3'1 min x 12'4 : Stairs to first floor, cupboard space, radiator and doors into;

FRONT RECEPTION ROOM: 11'1 X 11'8 : A great size living area with fire surround and fire, radiator, double glazed window to front.

EXTENDED REAR RECEPTION ROOM: 11'1 max, 8'6 min x 16'7: A further great extended living space with fire surround and fire, radiator and double glazed double doors to rear.

FITTED KITCHEN: 7'7 x 11'1: Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, tiling to splashback and radiator along with door leading into;

SEPARATE UTILITY AREA: 6'8 max, 3'7 min x 11'6 : Space and plumbing for washing machine, dryer and fridge freezer, double glazed window and door to rear and door into;

DOWNSTAIRS SHOWER ROOM/W.C: 2'6 min x 4'0 max, 3'0 min : Walk in shower cubicle, wash hand basin and close coupled W.C.

LANDING: 3'8 x 6'7 : Double glazed opaque window to side and doors into;

BEDROOM ONE: 11'1 x 11'8 : A great size double bedroom with double glazed window to front and radiator.

BEDROOM TWO: 11'1 max, 8'7 min x 12'5 : A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 6'8 x 9'2 : Double glazed window to front and radiator.

BATHROOM: 6'7 x 8'1: A modern fitted with walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C., tiling to 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 along with further lawn area to side with shed storage unit.

INTERNAL GARAGE: 7'4 x 15'10 : Up and over garage door, ceiling light and power points along with door into side passageway. *(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.

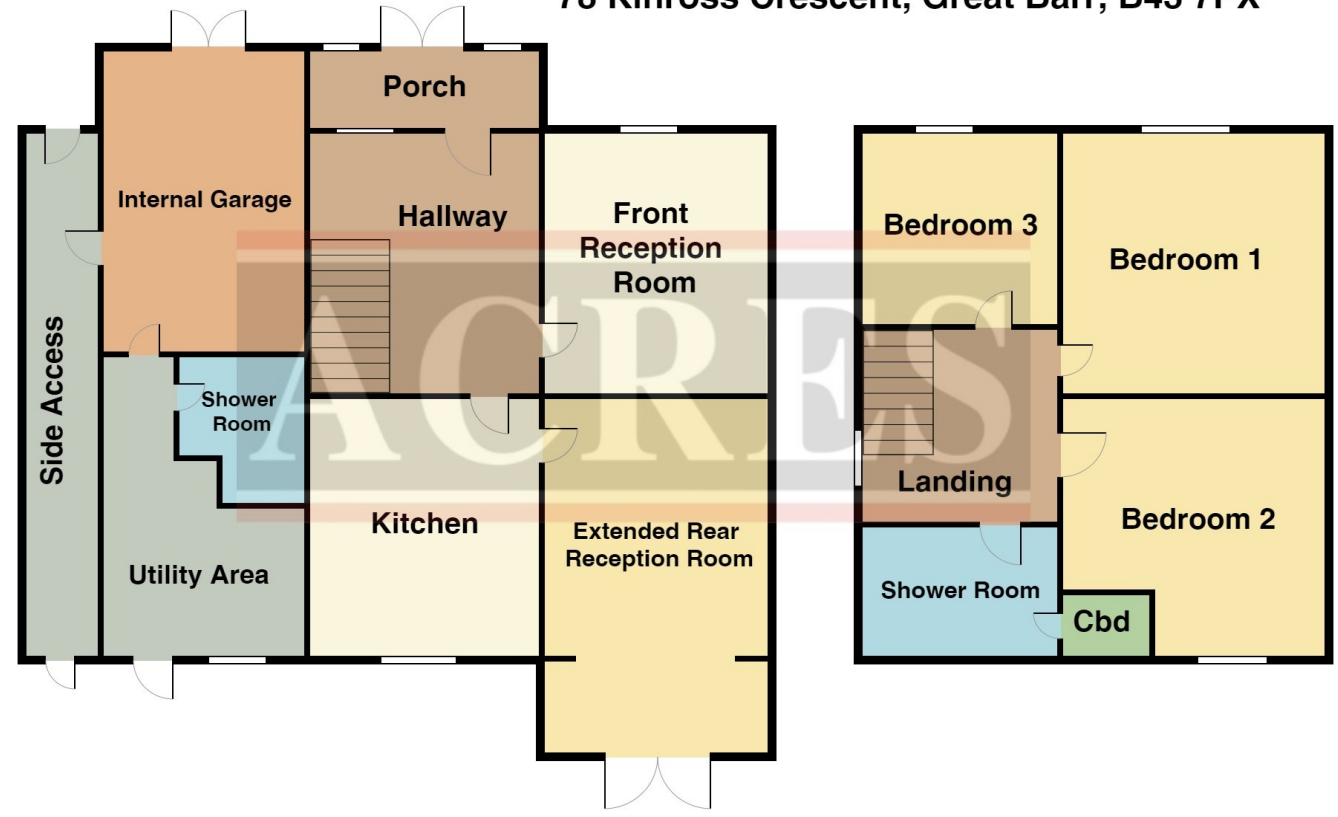


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	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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