

ACRES

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- * EXTENDED SEMI DETACHED FAMILY HOME
- * THREE DOUBLE BEDROOMS
- * BEDROOM THREE WITH ENSUITE
- * SPACIOUS FRONT RECEPTION ROOM
- * EXTENDED REAR RECEPTION ROOM
- * EXTENDED FITTED KITCHEN/DINER
- * SEPARATE UTILITY ROOM
- * DOWNSTAIRS GUEST W.C
- * LARGE DRIVEWAY TO FRONT
- * FANTASTIC SIED REAR GARDEN



76 Pear Tree Road, Great Barr, B43 6JA - Offers in excess of £425,000

Situated in a prime position on the very popular Pear Tree Estate is this extended superb semi-detached property that benefits from double glazing and gas central heating (both where specified). The interiors include; enclosed porch leading into light and airy entrance hall, front reception room currently used as sitting room, spacious extended through lounge and a extended kitchen / diner with separate utility and guest W.C.. To the first floor are three excellent double bedrooms (Third with en suite shower room) and a beautiful family bathroom. Outside is a fore garden with lawn and driveway for parking and access to garage front. To the rear is an incredible garden that is enormous in size and includes, patio to fore leading to a very large lawn with an abundance of trees and shrubs throughout. 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 for multiple cars along with access to garage front and door leading to;

PORCH: 6'7 max, 5'0 min x 5'0 : Double glazed windows and door with door into;

HALLWAY: 5'5 max, 2'6 min x 13'6 : Stairs to first floor, cupboard space, radiator and doors into;

FRONT RECEPTION ROOM: 11'0 max, 9'9 min x 14'6 (bay) :A great size living area with fire surround and fire, radiator, double glazed bay window to front

EXTENDED REAR RECEPTION ROOM: 9'11 max 9'5 min x 23'8 : A fantastic sized extended further living space with radiator and double glazed windows and double doors to rear.

EXTENDED KITCHEN/DINER: 13'5 max, 7'3 min x 19'6 max, 9'3 min : Extended open plan fitted kitchen / diner with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, cooker with gas hob with extractor hood over, tiling to splashback, space and plumbing for dishwasher, radiator along with dinning space and door into;

SEPARATE UTILITY ROOM: 5'4 x 6'10: Space and plumbing for washing machine and fridge freezer, double glazed window and door to side along with doors into panty storage and door into;

DOWNSTAIRS GUEST W.C: 2'7 x 5'1 : Close coupled W.C, wash hand basin and double glazed window to side.

LANDING: 2'4 x 8'1: Double glazed opaque window to side and doors into;

BEDROOM ONE: 11'0 max, 9'1 (wardrobe) x 14'7 (bay) A great size double bedroom with built in wardrobe system, double glazed bay window to front and radiator.

BEDROOM TWO: 9'2 (wardrobe) x 14'10 (bay) : A further good size double bedroom with built in wardrobe system, double glazed bay window to rear and radiator.

BEDROOM THREE: 11'9 x 6'11 : A final spacious bedroom, double glazed window to front and radiator along with door leading into;

ENSUITE: 6'3 x 4'6: With walk in shower cubicle and wash hand basin.

BATHROOM: 7'2 x 8'5 : A modern fitted suite with panelled bath, shower over, wash hand basin, close couple W.C., tiling to walls, radiator and double glazed opaque window to rear and side.

REAR GARDEN: A fabulous sized garden with paved patio area to fore and long lawn with fencing to borders.

GARAGE/ STORE ROOM: 7'3 x 14'4: *(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.

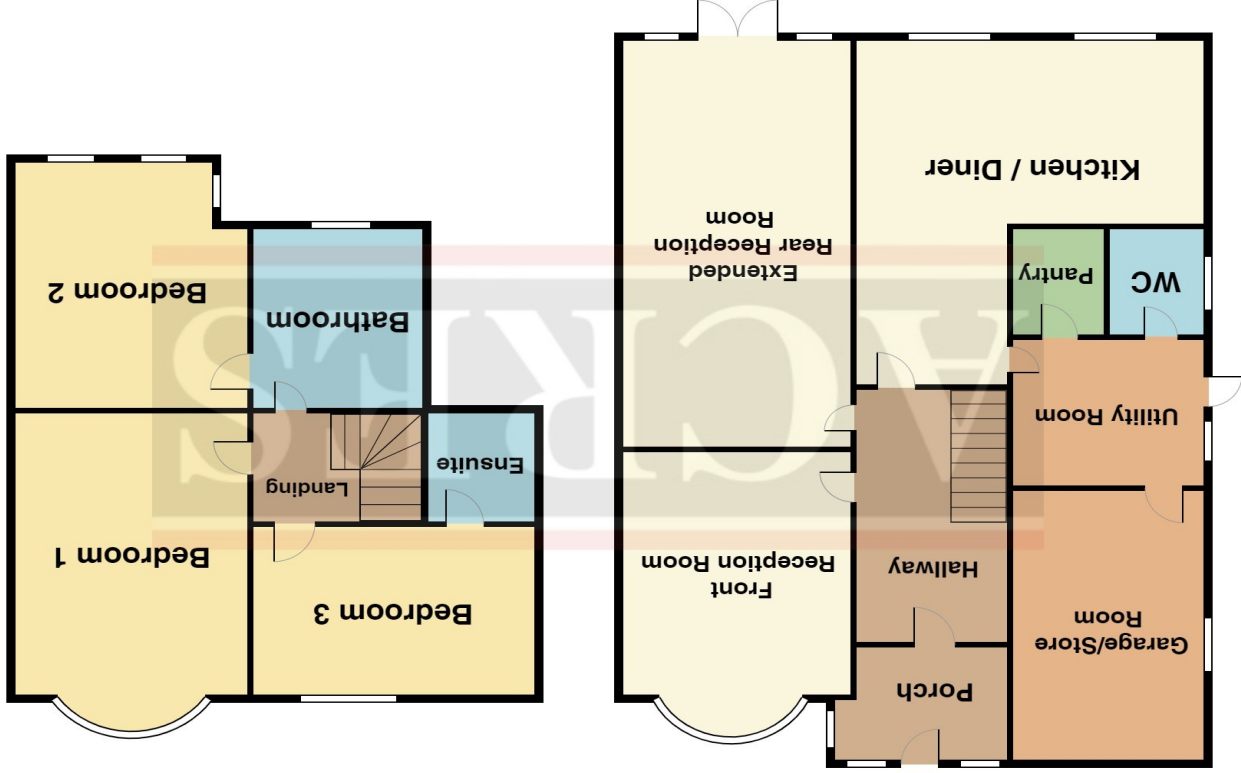


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		72 C	

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



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.

