

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * SEMI DETACHED FAMILY HOME
- * THREE BEDROOMS
- * TWO RECEPTION ROOMS
- * FITTED KITCHEN
- * FAMILY BATHROOM
- * POTENTIAL FOR DRIVEWAY TO FRONT
- * LARGE REAR GARDEN
- * POTENTIAL TO EXTEND (STPP)
- * IDEAL FIRST TIME BUY
- * NO UPWARD CHAIN



39 Sandy Lane, Great Barr, Birmingham, B42 2QG - Offers in excess of £195,000

Acres are delighted to offer for sale this spacious semi detached property located on The Beeches with fantastic local schooling, public transport links into Birmingham City Centre that benefits from double glazing and gas central heating (both where specified). The interiors include; enclosed porch leading into spacious hallway, well presented living room to front along with further reception room to rear currently used as diner, feeding into fitted kitchen. To the first floor is a landing with doors into two double bedrooms, one single bedroom and family bathroom with white suite. Outside is a spacious fore garden with lawn and to the rear is a patio to fore leading to lawn. This is a very popular road so an early viewing is highly recommended to appreciate the potential throughout! IDEAL FIRST TIME BUY – NO UPWARD CHAIN.

Accessed from the fore via front garden with pathway leading to;

PORCH: 8'0 x 2'2 : Double glazed windows and door with door into;

HALLWAY: 5'9 max, 2'9 min x 12'0 : Stairs to first floor, cupboard space, radiator and doors into;

LIVING ROOM: 10'0 max, 8'10 min 14'9 (bay) 12'0 min : A great size living area with fire surround and fire, radiator, double glazed bay window to front and open plan access into;

DINING ROOM: 10'0 max 8'9 min x 9'11 : A second reception room currently used as diner, having fire surround and fire, double glazed window to rear and radiator along with door into;

FITTED KITCHEN: 5'4 x 9'11: Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer, double glazed window to side and rear, integrated oven, electric hob with extractor hood over, tiling to splashback, space and plumbing for washing machine, radiator and double glazed door to rear.

LANDING: 6'0 max, 2'9 min x 5'11 : Access to loft and doors into;

BEDROOM ONE: 8'9 max, 8'5 min x 12'0 A great size double bedroom with double glazed window to front and radiator.

BEDROOM TWO: 9'5 x 9'11 : A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 6'9 max, 3'6 min x 8'11 max, 4'9 min : Double glazed window to front, built in storage cupboard and radiator.

BATHROOM: 6'0 x 7'7 max, 5'8 min : 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.

REAR GARDEN: A good size garden with paved patio area to fore 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: B.

VIEWING: Recommended via Acres on 0121 358 6222.

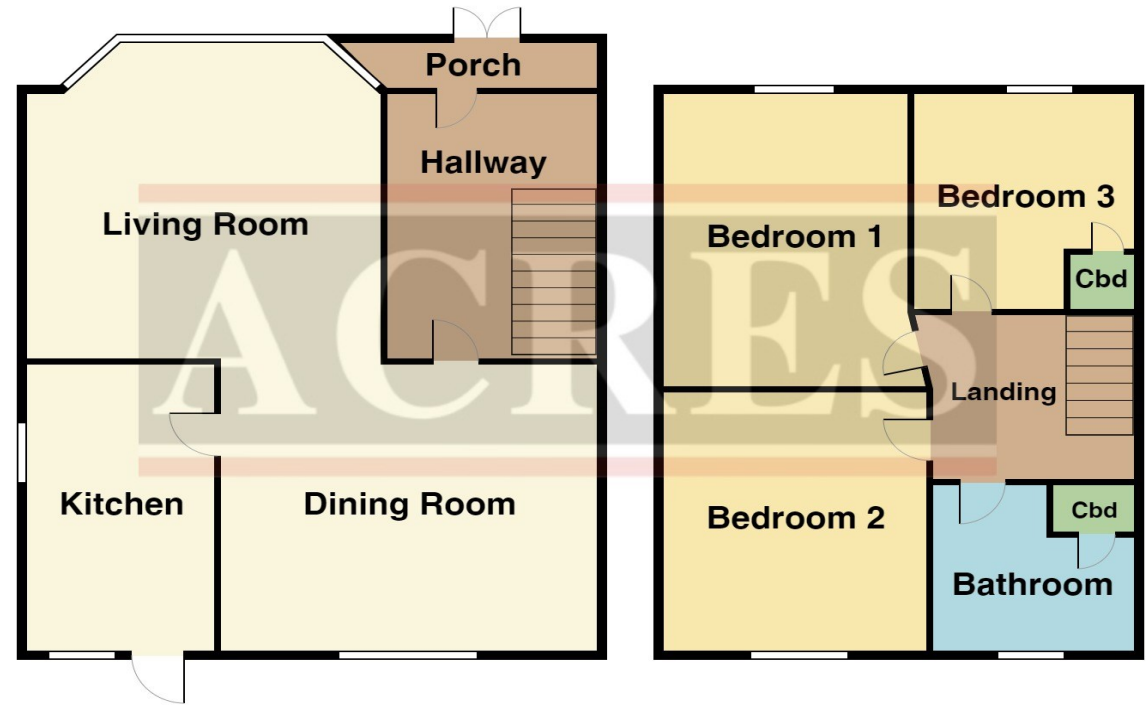


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	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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