

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
☎ 0121 358 6222 ✉ greatbarr@acres.co.uk @ www.acres.co.uk

- * SEMI DETACHED FAMILY HOME
- * THREE BEDROOMS
- * SPACIOUS LOUNGE TO FRONT
- * SEPARATE DINING ROOM TO REAR
- * FITTED KITCHEN
- * SEPARATE UTILITY ROOM
- * FAMILY BATHROOM
- * STUNNING REAR GARDEN
- * LARGE REAR DOUBLE GARAGE
- * PRIME LOCATION



83 Appleton Avenue, Great Barr, B43 5LY- Offers in excess of £215,000

This is a beautifully presented semi detached property located on this excellent residential road located in close proximity to local schooling, public transport and both Hamstead Village & The Scott Arms. Benefiting from double glazing and gas central heating (both where specified). The interiors include enclosed porch, spacious entrance hall, stylish living room to front with additional dining room to rear leading into fitted kitchen with separate utility space. To the first floor are three good sized bedrooms and a family bathroom. Outside is a fore garden with steps leading to front with potential to be turned into driveway space. To the rear is an beautiful well manicured garden with patio to fore leading lawn and double garage to far rear allowing off road parking & is used daily. This is a lovely family home that needs to be viewed internally to appreciate size and location! HURRY BEFORE YOU'RE TOO LATE – IDEAL FIRST TIME BUY!

Accessed from the fore via lawned front garden and steps leading to;

PORCH: 6'0 x 2'7 : Double glazed windows and door with door into;

HALLWAY: 5'10 max, 3'3 min x 12'7 : Stairs to first floor, radiator and doors into;

LIVING ROOM: 11'6 max 10'3 min x 14'11 (bay) 12'0 min : A great size living area with fire surround and fire, radiator, double glazed bay window to front and double doors into;

DINING ROOM: 10'7 x 11'10 : Another good reception room currently used as diner with radiator and double glazed doors to rear.

FITTED KITCHEN: 6'8 x 9'3 : Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer, double glazed window to rear, integrated oven, induction hob with extractor hood over, tiling to splashback, radiator and door into;

UTILITY ROOM: 9'6 x 5'4 : Space and plumbing for washing machine, dryer and space for fridge freezer and double glazed door to rear garden.

LANDING: 3'4 x 7'10 : Double glazed opaque window to side and doors into;

BEDROOM ONE: 11'4 max, 9'5 (wardrobe) x 14'7 (bay) 12'2 min : A great size double bedroom with built in wardrobe system, double glazed bay window to front and radiator.

BEDROOM TWO: 10'9 x 11'11 : A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 5'11 x 7'1 : A final good sized bedroom, double glazed window to front and radiator.

BATHROOM: 6'8 x 9'2 : Fitted suite with panelled bath, shower over, wash hand basin, close couple W.C., tiling to floor and part 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 access into double garage allowing off road parking.

REAR DOUBLE GARAGE: 15'0 x 16'1 : Electric shutter door to front, double garage allowing off road parking and ceiling light. *(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: C

VIEWING: Recommended via Acres on 0121 358 6222.

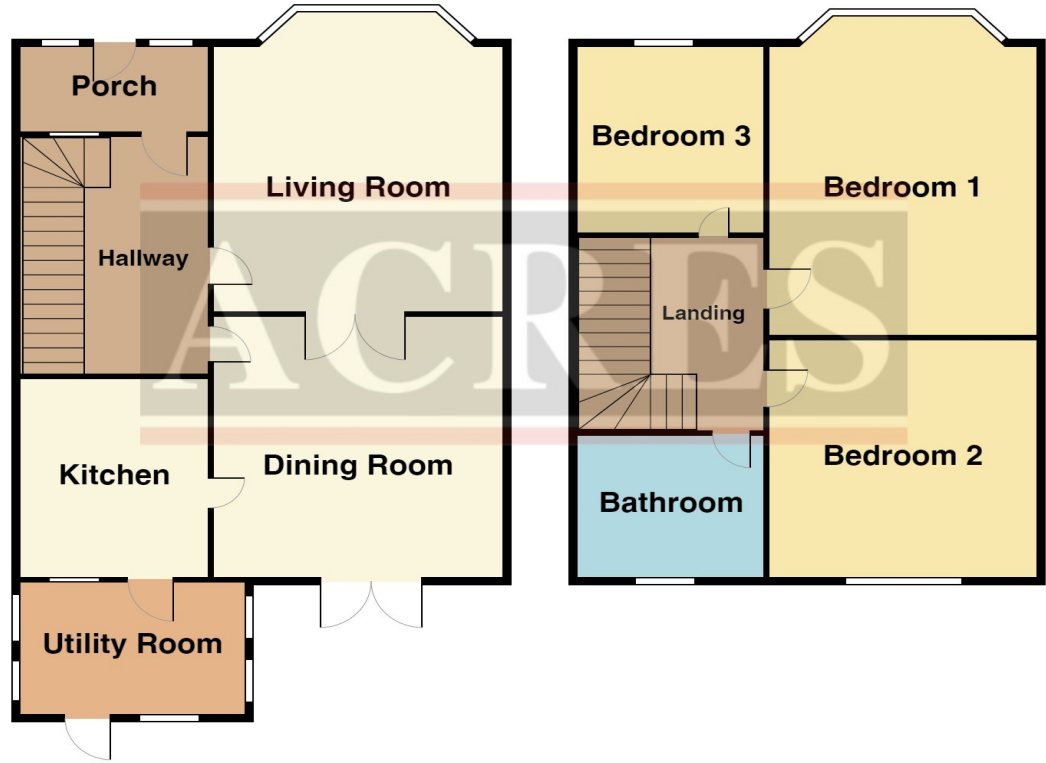


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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		84 B
69-80	C	69 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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