

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- \* SEMI DETACHED FAMILY HOME
- \* THREE BEDROOMS
- \* SPACIOUS LIVING ROOM
- \* OPEN PLAN KITCHEN DINER
- \* DOWNSTAIRS GUEST WC
- \* MODERN FAMILY SHOWER ROOM
- \* OFF ROAD PARKING & GARAGE
- \* POTENTIAL TO EXTEND IN ALL AREAS (STPP)
- \* PRIME LOCATION
- \* NO UPWARD CHAIN



**21 Peveril Way, Great Barr, B43 6ER - Asking Price £290,000**

It is a pleasure to offer for sale this superb traditionally styled property located in a prime location off the very popular Whitecrest, local to outstanding schooling for all ages, along with public transport links and access to the Scott Arms motorway junctions benefiting scope for extension in all areas (STPP). Benefiting from double glazing and gas central heating (both where specified) The interiors offer, large enclosed porch, light and airy lounge to front leading into inner hallway with access into kitchen / diner, downstairs guest W.C.. and lean too giving access into large side garage with fantastic potential for conversion! To the first floor are three excellent bedrooms and modern shower room. Outside is a deep fore garden offering parking space with access to garage front and to the rear is a well sized garden with large lawn and patio area. Viewing comes highly recommended to appreciate this fabulous family home to which has been within the family since new and the potential that is on offer! Hurry before you're too late! NO UPWARD CHAIN!

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

**PORCH: 5'11 x 5'5** : Double glazed windows and door with door into;

**HALLWAY: 2'11 x 5'4**: Stairs to first floor and radiator.

**LIVING ROOM: 13'10 x 12'8** : A great size living area with fire surround and fire, radiator, double glazed window to front.

**KITCHEN/DINER: 12'3 max, 7'9 min x 11'11** : Fitted kitchen / diner with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, gas hob with extractor hood over, microwave, fridge freezer, tiling to splashback, space and plumbing for washing machine, radiator along with inner hallway leading into;

**DOWNSTAIRS GUEST WC: 4'4 x 5'0** : Close coupled WC, wash hand basin, radiator, tiling to walls and double glazed window to rear.

**LANDING: 6'3 max, 2'11 min x 9'0** : Access into loft and doors into;

**BEDROOM ONE: 10'7 x 13'6 max, 13'2 (wardrobe)** : A great size double bedroom with built in wardrobe system, double glazed window to front and radiator.

**BEDROOM TWO: 10'7 x 10'0 max, 8'4 (wardrobe)** A further good size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

**BEDROOM THREE: 6'3 x 6'8** : A final spacious third bedroom, double glazed window to front and radiator.

**SHOWER ROOM: 6'2 x 5'11**: Fitted suite 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 fantastic sized garden with paved patio area and lawn with fencing to borders.

**GARAGE: 16'1 max, 8'3 min x 21'4 max, 15'4 min** : A large garage space with up and over garage door, ceiling light and power points along with door to rear leading into lean too giving access into the property. *(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.

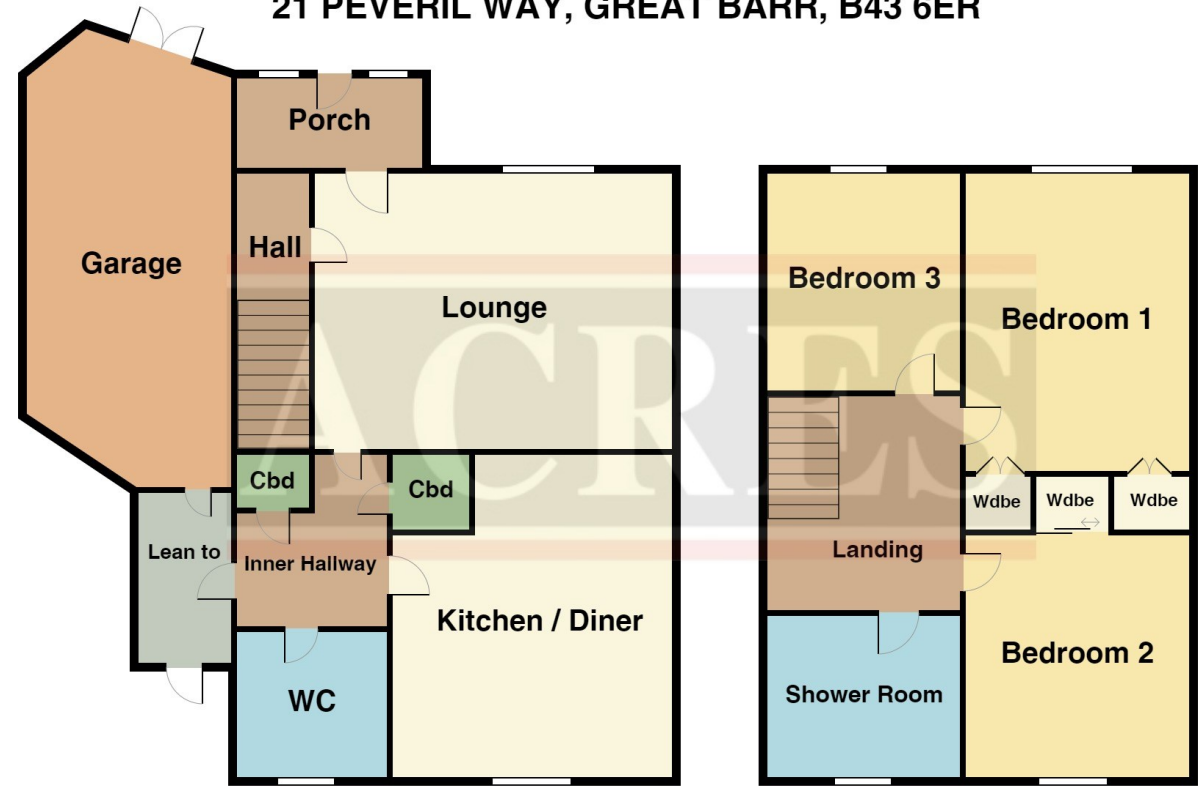


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.

**21 PEVERIL WAY, GREAT BARR, B43 6ER**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 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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