

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- \* EXTENDED DETACHED FAMILY HOME
- \* THREE BEDROOMS
- \* SPACIOUS DINING ROOM TO FRONT
- \* EXTENDED LIVING ROOM TO REAR
- \* EXTENDED FITTED KITCHEN
- \* SEPARATE LAUNDRY SPACE
- \* MODERN FAMILY BATHROOM
- \* OFF ROAD PARKING & GARAGE
- \* BEAUTIFUL REAR GARDEN
- \* SOUGHT AFTER LOCATION



9 Red House Park Road, Great Barr, B43 6ND - Offers in the region of £325,000

Acres are delighted to advertise for sale this detached extended three bedroom family home. Set in an extremely popular estate located near Red House Park and popular local schools, this gem is not to be missed! The property benefits from gas central heating and double glazing (both where specified). The interiors include; enclosed porch, entrance hall open plan with dining room to front along with additional extended reception room to rear currently used as living room feeding into extended galley style kitchen to rear. To the first floor are three excellent bedrooms and a modern family bathroom. Outside is a fore garden with driveway space and garage to the front with potential to be converted into further living space. To the rear is a exceptional garden landscaped to perfection with lawn, patios and plants / shrubs throughout! Early viewings are essential to appreciate the interiors and further potential with the property! HURRY BEFORE YOU'RE TOO LATE!

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

**PORCH: 2'8 x 3'0 :** Double glazed windows and door with door into;

**FRONT RECEPTION ROOM: 10'11 max, 7'14 min x 15'9 :** A great size reception room currently used as dining area with fire surround and fire, radiator, leading to;

**EXTENDED REAR RECEPTION ROOM: 15'0 max, 14'5 min x 16'1 :** A extended further reception room, currently used as living room, double glazed windows and double doors to rear garden along with door into;

**EXTENDED FITTED KITCHEN: 5'7 max, 4'1 min x 22'7 :** Extended modern fitted kitchen 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, tiling to splashback, space for fridge freezer, space and plumbing for washing machine, tumble dryer and radiator.

**LANDING: 5'7 max, 2'7 min x 5'11 max, 3'5 min :** A light and airy landing with cupboard space and doors into;

**BEDROOM ONE: 15'1 max, 13'2 (wardrobe) x 10'1 :** A great size double bedroom with built in wardrobe system, double glazed window to rear with shutter blinds and radiator.

**BEDROOM TWO: 9'8 max, 7'7 (wardrobe) x 8'2 max, 6'1 (wardrobe)** A further good size bedroom with built in wardrobe system, double glazed window front and radiator.

**BEDROOM THREE: 8'7 x 8'6 :** A final spacious bedroom, double glazed window to front and radiator.

**BATHROOM: 5'11 x 5'5 :** 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.

**REAR GARDEN:** A beautiful well manicured rear garden with paved patio area to fore and lawn along with a range of patio areas and rear shed to far rear.

**INTERNAL GARAGE: 7'7 max, 6'9 min x 15'3 :** Up and Over garage door, ceiling light and door into; *(please check the suitability of this garage for your own vehicle)*

**SIDE ACCESS: 3'9 max, 2'8 min x 14'3 :** A great additional space with space and plumbing for washing machine and dryer.

**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

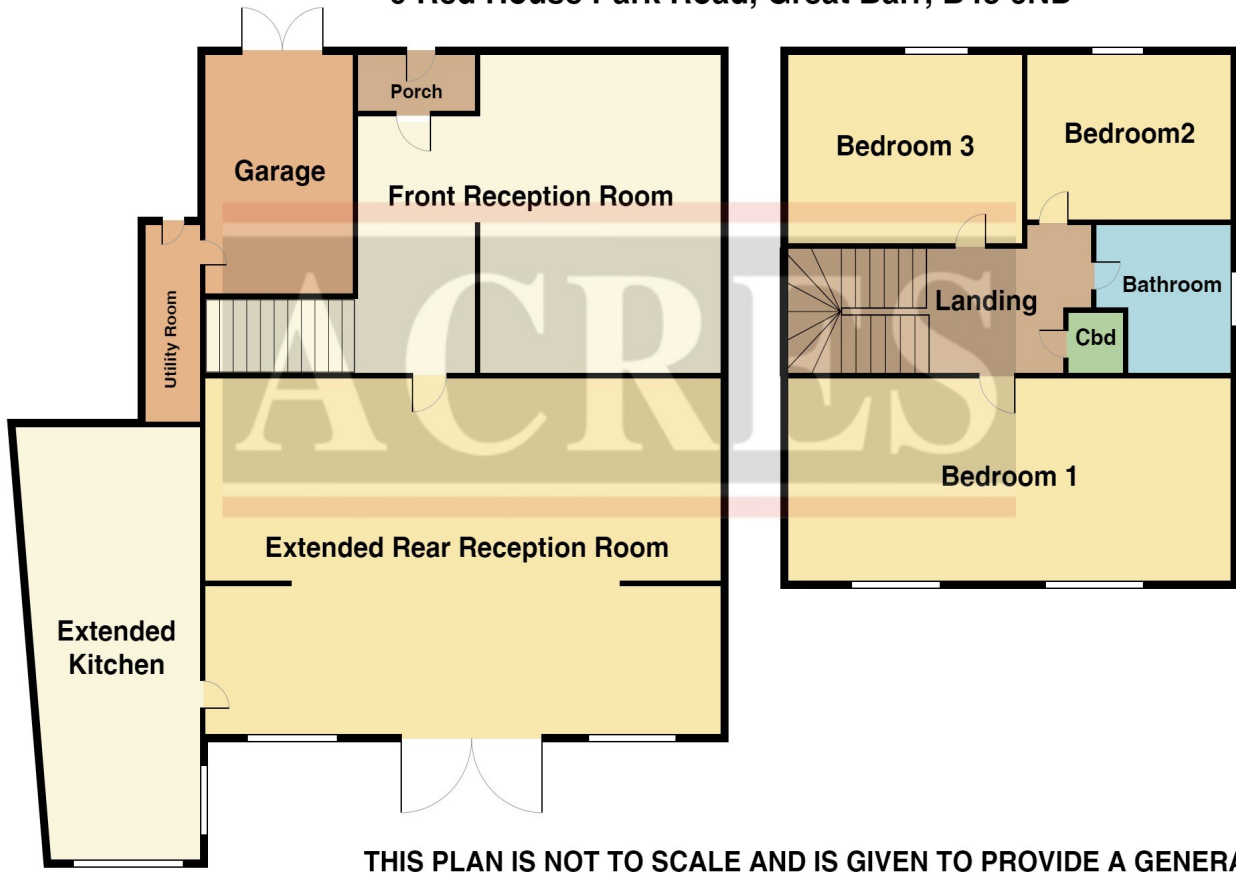


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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