

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- \* DETACHED BUNGALOW
- \* TWO RECEPTION ROOMS
- \* TWO DOUBLE BEDROOMS
- \* MODERN ENSUITE
- \* FAMILY BATHROOM
- \* FITTED KITCHEN
- \* SEPARATE UTILITY ROOM
- \* LARGE REAR GARDEN
- \* SINGLE SIDE GARAGE
- \* NO UPWARD CHAIN
- \* PRIME LOCATION



24 Green Lane, Great Barr, B43 5JX - Offers in the region of £400,000

Acres are pleased to offer to the market this two bed detached spacious bungalow. Being double glazed and gas central heated (both where specified). The property includes: spacious enclosed porch, large enclosed welcoming hallway, spacious living room to front and a further reception room to rear, two bedrooms with ensuite to master, fitted kitchen with separate utility space, family bathroom, separate W.C. To the front of the property is a driveway offering parking for multiple cars along with access to garage front and to the rear a fantastic sized garden with patio to fore leading to lawn with an abundance of shrubs and fencing to borders. Viewing is essential to appreciate both size and location! HURRY BEFORE YOU'RE TOO LATE – NO UPWARD CHAIN!

Accessed from the fore via driveway offering off road parking, leading to;

**PORCH: 5'10 x 5'06** : Double glazed windows and door with door into;

**HALLWAY: 12'04, 2'09 x 21'04** : Stairs to first floor, cupboard space, radiator and doors into;

**FRONT RECEPTION ROOM: 16'08 x 11'10, 13' 08 (into bay)** : A great size living area with radiator and double glazed window to front.

**REAR RECEPTION ROOM: 9'02 x 12'10** : Another living space with radiator and double glazed sliding doors to rear.

**FITTED KITCHEN: 9'10, 13'03: x 15'05** : 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 and plumbing for dishwasher, space for fridge freezer and radiator.

**UTILITY ROOM: 8'10 x 7'06**: Space and plumbing for washing machine, radiator and double glazed window to side.

**BATHROOM: 8'11 x 10'0, 6'08** : Fitted suite with panelled bath, walk in shower cubicle, wash hand basin, tiling to walls, radiator and double glazed opaque window to rear.

**W.C: 5'08 x 2'09** : Close coupled W.C and double glazed window to side.

**BEDROOM ONE: 10'02, 15'06 (wardrobe) x 11'10** : A great size double bedroom with built in wardrobe system, double glazed window to rear and side and radiator.

**ENSUITE: 12'01 x 6'01**: A modern ensuite with walk in shower cubicle, wash hand basin, close coupled W.C, chrome ladder style radiator and double glazed window to side.

**BEDROOM TWO: 10'07, 15'06 (wardrobe) x 10'02** : A further good size double bedroom with built in wardrobe system, double glazed window to side and radiator.

**REAR GARDEN**: A good size garden with paved patio area and lawn with fencing to borders.

**GARAGE**: *(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**: F

**VIEWING**: Recommended via Acres on 0121 358 6222.

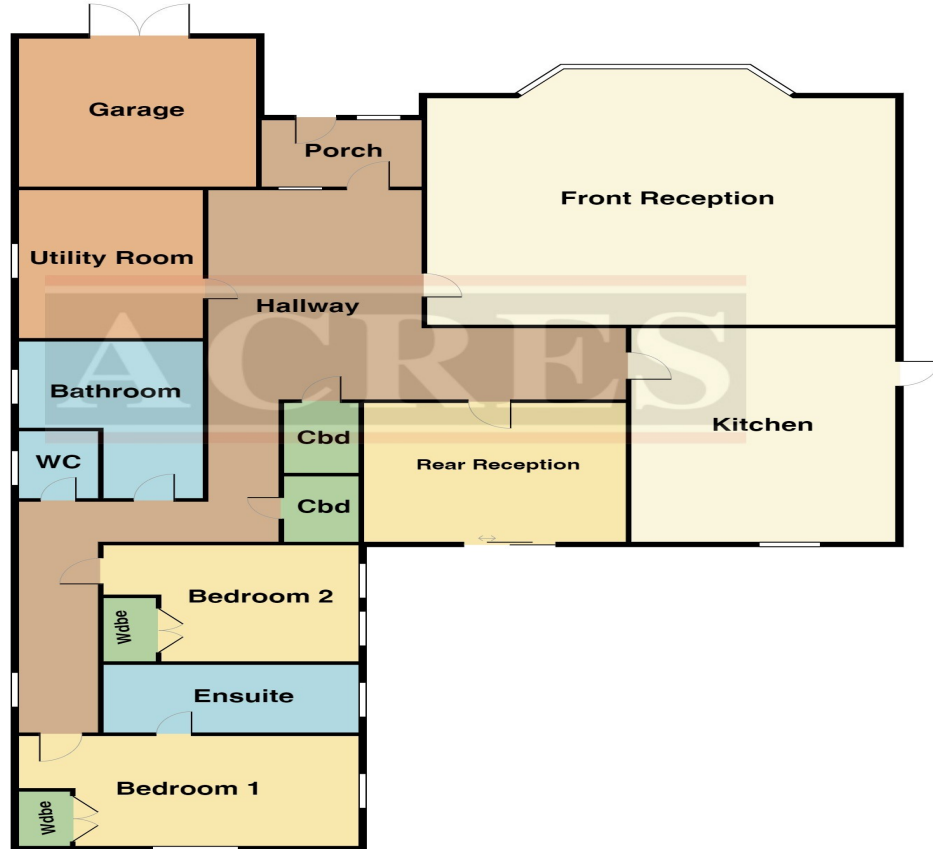


**FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE**



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.

**24 Green Lane, Great Barr, B43 5JXX**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 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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