

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- \* EXTENDED DETACHED HOUSE
- \* MASSIVE POTENTIAL TO EXTEND (STPP)
- \* TWO DOUBLE BEDROOMS
- \* TWO RECEPTION ROOMS
- \* CONSERVATORY
- \* EXTENDED KITCHEN/DINER
- \* SEPARATE UTILITY ROOM
- \* DOWNSTAIRS BATHROOM & UPSTAIRS SHOWER ROOM
- \* LARGE DRIVEWAY & SIDE GARAGE
- \* NO UPWARD CHAIN



98 Church Road, Perry Barr, B42 2LF - Offers in excess of £235,000

POTENTIAL TO EXTEND TWICE THE SIZE (STPP)! It is a pleasure to offer for sale this superb two double bedroom detached property that offer plenty of potential internally along with externally by way of extension (STPP) set in an extremely sought after location just off the Walsall Road. Benefiting from double glazing and gas central heating (both where specified) The interiors offer, enclosed porch, welcoming hallway, living room to front with second sitting room to rear along with access into the conservatory, spacious extended fitted kitchen / diner leading into utility area with downstairs bathroom. To the first floor are two excellent bedrooms and family shower room. Outside is a large driveway offering parking space for multiple cars and access to garage front and to the rear is a large garden with long lawn and patio area. Viewing comes highly recommended to appreciate this fabulous family home and all it has to offer! NO UPWARD CHAIN!

Accessed from the fore via large brick blocked driveway offering ample off road parking leading to;

**PORCH: 2'9 x 5'3** : Double glazed windows and door with door into;

**HALLWAY: 3'5 x 10'2** : Stairs to first floor, radiator and doors into;

**FRONT RECEPTION ROOM: 8'9 x 10'2** : A great size living area with fire surround and fire, radiator and double glazed window to front.

**REAR RECEPTION ROOM: 13'9 max, 13'0 min x 10'2** : Another spacious living space with radiator, under stairs storage and double doors into conservatory along with access into;

**EXTENDED FITTED KITCHEN: 13'7 x 11'0** : Extended fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, freestanding cooker with extractor hood over, tiling to splashback, space for fridge freezer and radiator.

**SEPARATE UTILITY ROOM: 5'7 x 6'10**: Space and plumbing for washing machine and door to rear.

**CONSERVATORY: 8'7 x 9'2**: A fantastic additional space with double glazed windows and double doors to rear and tiled flooring.

**DOWNSTAIRS FAMILY BATHROOM: 5'9 x 7'4**: Modern fitted suite with panelled bath, wash hand basin, close coupled WC, radiator and double glazed window to rear.

**LANDING: 2'7 x 3'0** : Double glazed opaque window to side and doors into;

**BEDROOM ONE: 13'11 max 12'9 min x 13'3 max, 10'2 min** : A great size double bedroom with two double glazed windows to side and radiator.

**BEDROOM TWO: 13'8 max, 12'6 min x 10'2** : A further good size double bedroom with two double glazed windows to front and radiator.

**SHOWER ROOM: 6'11 x 11'4** : Having walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C., tiling to part walls, chrome ladder style radiator and double glazed opaque window to rear.

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

**GARAGE: 7'11 X 17'10**: Up and Over garage door along with further door giving access to hallway and rear garden, ceiling light and power points. *(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.

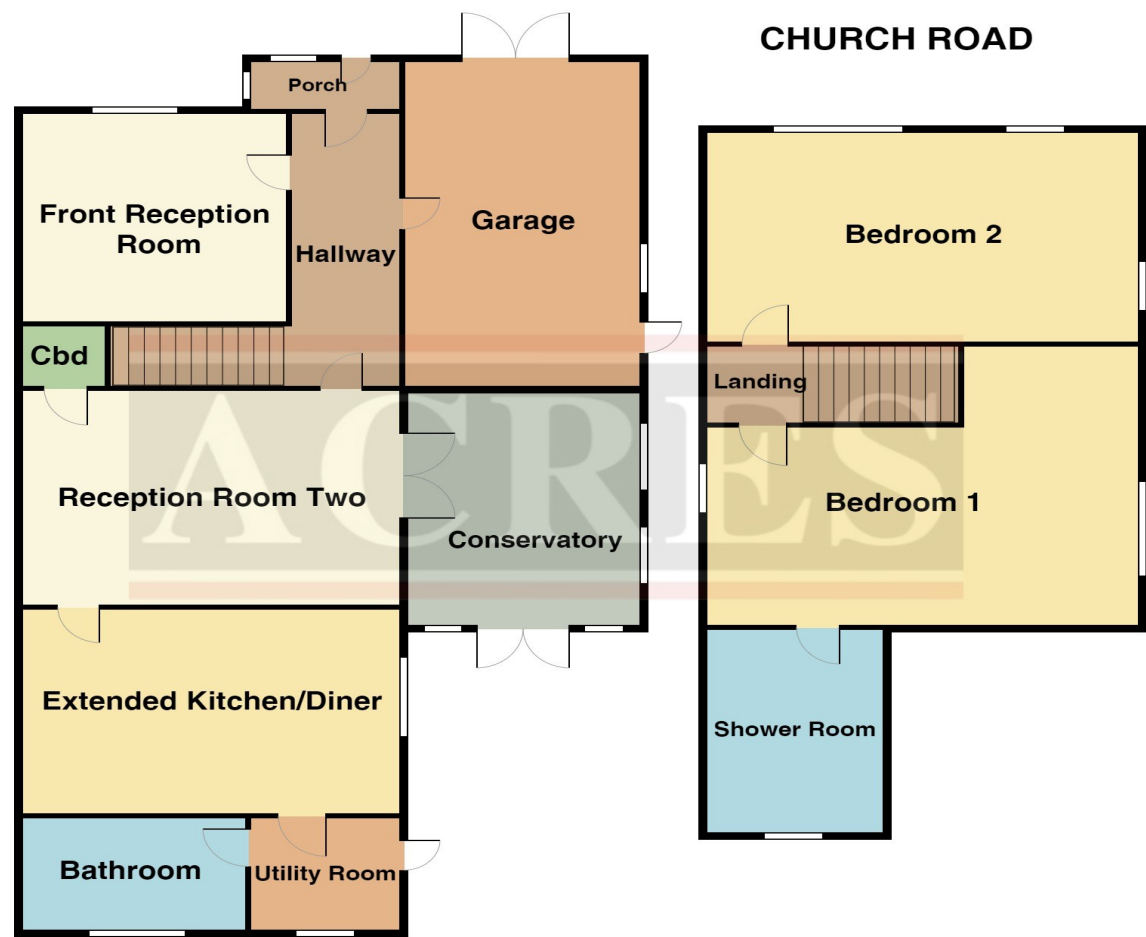
**VIEWING**: Recommended via Acres on 0121 358 6222.



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.



Energy rating	Current	Potential
A		
B		86 B
C	69 C	
D		
E		
F		
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.

CHURCH ROAD