

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * TRADITIONAL TWO BEDROOM SEMI DETACHED HOME
- * IMPRESSIVE FAMILY SHOWER ROOM
- * LOUNGE WITH BAY WINDOW TO FORE
- * DELIGHTFUL FITTED KITCHEN WITH SIDE LEAN TO
- * ATTRACTIVE REAR CONSERVATORY
- * BLOCK PAVED DRIVE TO FORE
- * LOW MAINTENANCE REAR GARDEN
- * EXCELLENT LOCATION, CLOSE TO AMENITIES
- * CLOSE TO SCHOOLS AND TRANSPORT



77 Coleraine Road, Great Barr, B42 1LJ - Offers in the region of £250,000

This delightful two-bedroomed, freehold, semi-detached family home offers a perfect blend of traditional charm and modern living. Boasting generous living proportions, the property features beautifully appointed interiors that exude warmth and style throughout. The spacious living areas are complemented by tasteful décor, creating a welcoming and comfortable environment for family life. Situated in a desirable location, the home is within close proximity to well-regarded local schools, additionally, a variety of shopping amenities and facilities are just a short distance away ensuring that all daily essentials are readily available. Benefitting from the provision of gas central heating and pvc double glazing (both where specified), internal rooms currently briefly comprise: porch, imposing family lounge having bay window to fore, an extended kitchen area with side lead-to/passage, patio doors open from the kitchen into an attractive rear conservatory. To the first floor, two double bedrooms are provided and both boasting fitted wardrobes. The master has taken a previous, smaller third bedroom to offer a walk in area within the first bedroom, all rooms are serviced by an impressive shower room. Externally, a multivehicular block paved drive leads into the accommodation via porch, to the rear, patio together with artificial turf and gravel provide social and entertaining spaces. To fully appreciate the accommodation on offer, we highly recommend internal inspection.

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

PORCH: Double glazed windows and door with door into;

LIVING ROOM: 15'7 max, 15'5 (into bay) x 12'10 max, 12'2 min : A great size living area with fire surround and fire, stairs to first floor, radiator, double glazed bay window to front and door into;

OPEN PLAN KITCHEN/DINER: 15'6 x 6'8 : Fitted kitchen with drawer base and eye level units, granite 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 washing machine and dishwasher, integrated fridge freezer, microwave and grill, radiator and door into;

SIDE PASSAGEWAY: 20'7 x 2'5 : Having double glazed door to front and rear.

CONSERVATORY: 13'10 x 11'5 : Another great additional living space with tiled flooring, double glazed windows and double doors to rear garden.

LANDING: Double glazed opaque window to side and doors into;

BEDROOM ONE: 15'8 (into bay & wardrobes) x 11'0 max, 6'1 min : A great size double bedroom with double glazed bay window to front, built in wardrobe system and radiator.

BEDROOM TWO: 12'3 (bay) x 9'5 max, 7'6 min : A further good size double bedroom with double glazed window to rear and radiator.

BATHROOM: Fitted suite with walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C., tiling to floor and 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.

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: B.

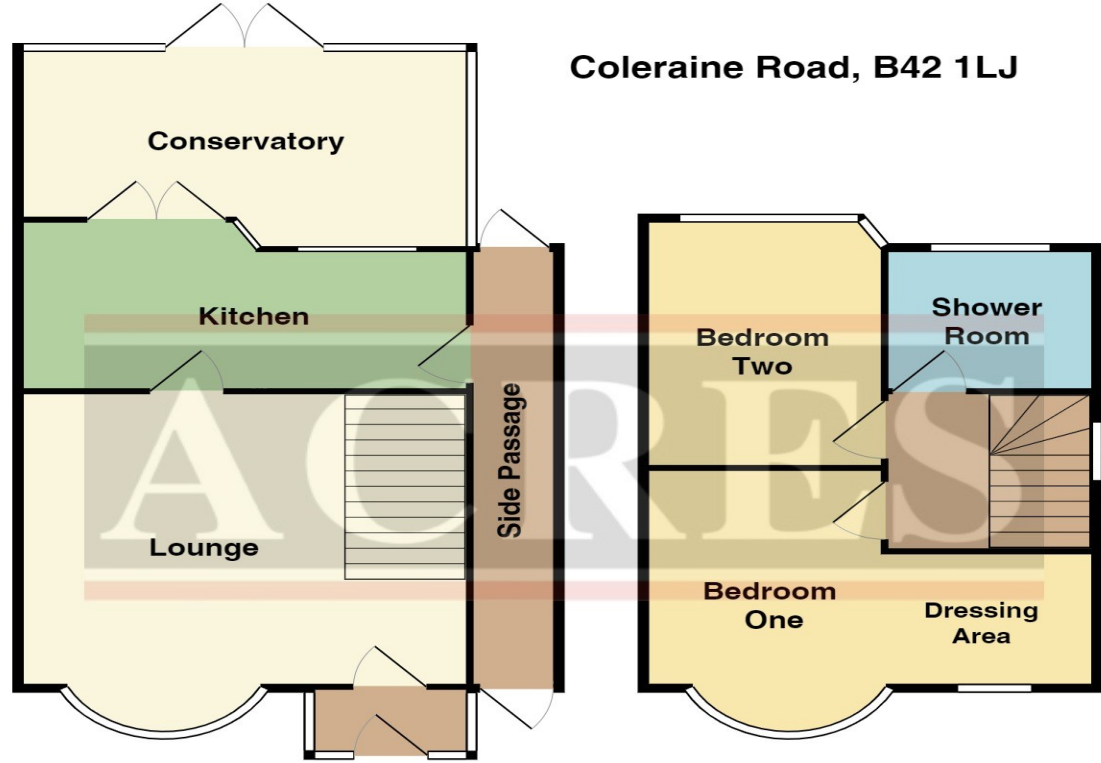
VIEWING: Recommended via Acres on 0121 358 6222.



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.



Coleraine Road, B42 1LJ

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 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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