

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * EXTENDED SEMI DETACHED HOUSE
- * THREE BEDROOMS
- * SPACIOUS LIVING ROOM
- * EXTENDED OPEN PLAN KITCHEN/DINER
- * SEPARATE UTILITY ROOM
- * DOWNSTAIRS GUEST W.C
- * MODERN FAMILY BATHROOM
- * FANTASTIC SIZED REAR GARDEN WITH OUTHOUSE
- * OFF ROAD PARKING TO FRONT
- * IDEAL FIRST TIME BUY



18 Perry Wood Road, Great Barr, B42 2BQ - Offers in excess of £255,000

Acres are delighted to offer for sale this extended semi-detached property, ideally located in the heart of Great Barr with great access to local schooling and public transport links. Benefiting from double glazing and gas central heating (both where specified). The interiors include; enclosed porch, entrance hall, spacious family lounge to front, extended modern kitchen open plan with dining and access into separate utility room and downstairs guest W.C.. To the first floor are two double bedrooms, great sized single third bedroom and a modern family bathroom. Outside is a driveway allowing off road parking, to the rear is a beautiful large garden with patio leading to large lawn along with communal access to rear with gates allowing a further parking space. This property should be viewed to be fully appreciated both location, size and quality! HURRY BEFORE YOU'RE TOO LATE!

Accessed from the fore via driveway offering off road parking for multiple cars along with steps leading to;

PORCH: 4'8 x 2'0 : Double glazed windows and door with door into;

HALLWAY: 3'8 x 3'8 : Stairs to first floor, radiator and door into;

LIVING ROOM: 10'10 max, 10'1 min x 13'9 (bay) 6'6 min : A great size living area with radiator and double glazed bay window to front.

OPEN PLAN KITCHEN/DINER: 14'3 max, 4'10 min x 21'6 max, 105 min : Extended open plan fitted kitchen / diner with drawer base and eye level units, work surfaces, sink and drainer, integrated oven, gas hob with extractor hood over, tiling to splashback, radiator and double glazed double doors to rear garden along with open plan space to large dining room with open plan under stairs storage and door into;

SEPARATE UTILITY: 5'6 x 9'10 : Space and plumbing for washing machine, tumble dryer, fridge freezer and double glazed window to rear along with door leading into;

DOWNSTAIRS GUEST W.C: 2'7 x 5'6: Close coupled W.C, wash hand basin and double glazed window to front.

LANDING: 2'4 x 7'10 : Double glazed opaque window to side and doors into;

BEDROOM ONE: 9'2 max, 8'4 min x 13'5: A great size double bedroom with double glazed bay window to front, built in wardrobes and radiator.

BEDROOM TWO: 8'0 x 10'6 : A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 5'10 max, 2'10 x 8'8 max, 7'4 min : A final spacious single bedroom, double glazed window to rear and radiator.

BATHROOM: 5'5 x 5'5 : Modern re-fitted suite with panelled bath and shower over, wash hand basin set into vanity unit, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to side.

REAR GARDEN: A tremendous sized garden with paved patio area and large lawn with fencing to borders and outhouse to far rear ideal for storage.

REAR OUTHOUSE: 11'6 x 18'5: A fantastic storage space with ceiling lights and plug points throughout.

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.

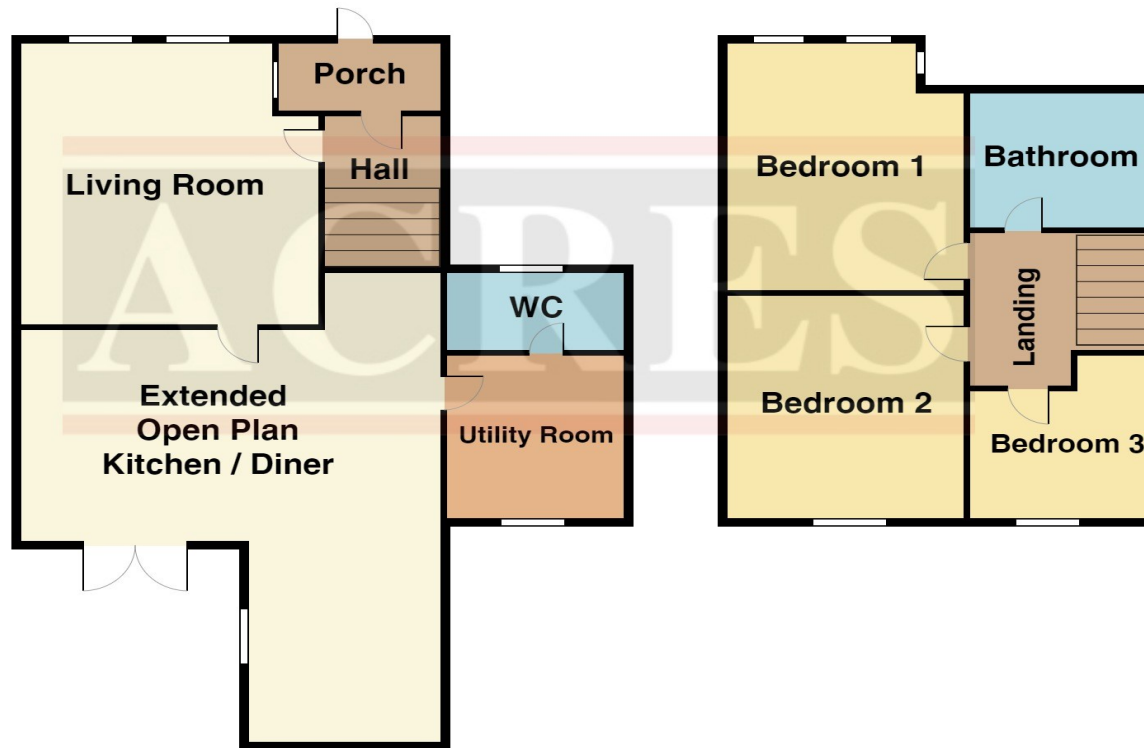
VIEWING: Recommended via Acres on 0121 358 6222.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



18 Perry Wood Road, Great Barr, Birmingham, B42 2BQ



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 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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