

# ACRES

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- \* LINK DETACHED PROPERTY
- \* FOUR BEDROOMS
- \* SOUGHT AFTER LOCATION
- \* THROUGH LOUNGE/DINING ROOM
- \* LARGE SIDE GARAGE
- \* DOWNSTAIRS W.C.
- \* PRIVATE REAR GARDEN
- \* LARGE CONSERVATORY



**6 Little Croft, Great Barr B43 6DA - Offers in the region of £415,000**

It is a privilege to offer this beautiful detached property located on a very desirable residential road off Newton Road, Great Barr. The property benefits from double glazing and gas central heating (both where specified). The very spacious interiors include an enclosed porch, welcoming entrance hall, downstairs guest WC, lovely through living room with further dining room space to rear, generous fitted kitchen, conservatory giving internal access to side garage. To the first floor is a lovely light and airy landing space leading to four bedrooms, a modern family bathroom with white suite and storage cupboard storing boiler. Outside is a superb fore garden offering multiple parking space with access to garage front as well as lawn area. To the rear is a patio area leading to mature garden that is the perfect complement to this incredible home. Hurry before you're too late!

Access is via driveway for multiple cars with lawn, access to garage front along with;

**HALLWAY: 15'7 x 3'10:** A light airy hallway with staircase to first floor and doors into;

**DOWNSTAIRS W.C.: 4'9 x 2'11:** Comprising close couple W.C., wash hand basin with tiled splashbacks, radiator and opaque double glazed window to side.

**LIVING ROOM: 12'8max x 11'6min / 19'1max (into bay) x 16'8min:** Spacious living room to front with double glazed bay window, coving to ceiling, fire surround with fire place, radiator and heading back down to;

**DINING ROOM: 10'11 x 9'10:** Open plan with lounge, window to rear, radiator.

**KITCHEN: 12'8 x 8'10:** Having a range of fitted units to include drawer, base and eye level cupboards, work surfaces, sink and drainer, integrated oven and gas hob, splashback tiles, space and plumbing for fridge freezer, window to rear with door into;

**CONSERVATORY: 18'8 x 6'8:** A lovely addition to the family home, double glazing construction, sliding patio doors into garden and door into;

**GARAGE: 28'10 x 7'6:** Up and over garage door, light and power (*please check the suitability of this garage for your own vehicle*).

**LANDING:** Double glazed window to side, access to loft and doors into boiler cupboard and;

**BEDROOM ONE: 10'11max x 8'9 (wardrobe front) / 11'5:** Built in wardrobe system to side, radiator, double glazed window to rear with glorious garden views.

**BEDROOM TWO: 10'2 x 9'11:** Double glazed window to front, radiator.

**BEDROOM THREE: 9'11max x 8'9min / 9'11:** A further double bedroom, double glazed window to front, radiator, over stairs storage.

**BEDROOM FOUR: 7'11max x 5'10 (wardrobe front) / 8'10:** A final great size fourth bedroom, fitted wardrobes, double glazed window to rear, radiator.

**BATHROOM: 6'8 x 6'1:** A spacious family bathroom with a white suite comprising panelled corner bath with shower unit over and splashback screen, wash hand basin set into vanity unit, close couple W.C., tiling to walls and floor, double glazed opaque window, chrome ladder style radiator/ towel rail.

**REAR GARDEN:** A great garden with patio to fore leading to lawn with hedges to boundaries.

**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:** E.

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

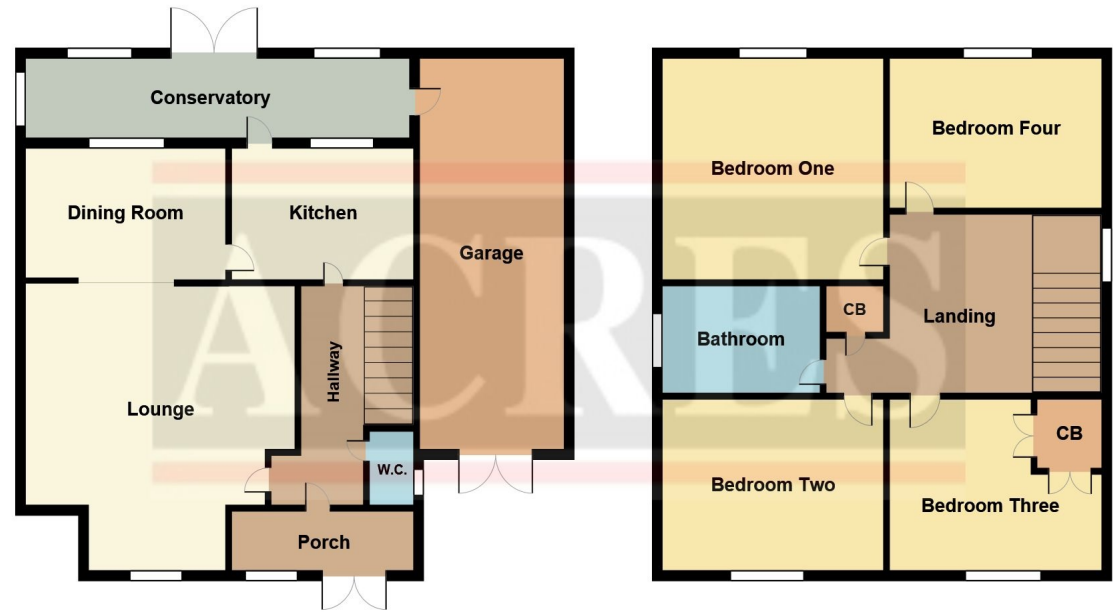


FREE SALES & RENTAL VALUATIONS — INDEPENDANT MORTGAGE ADVICE

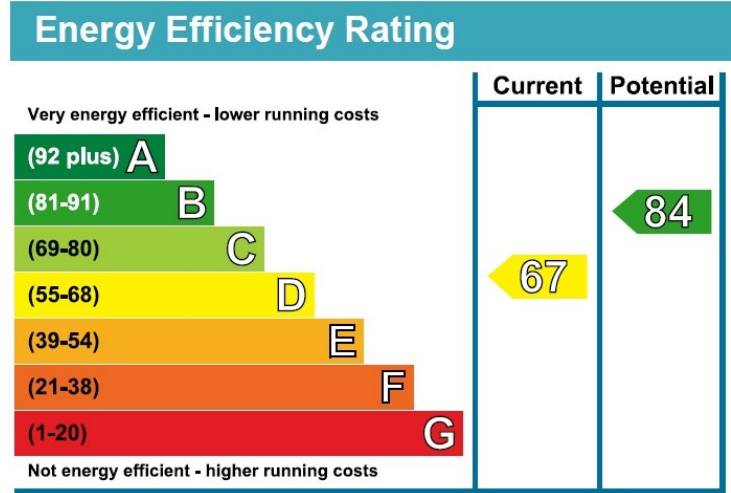


Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested 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.

### LITTLE CROFT GREAT BARR



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



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