

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * EXTENDED END OF TERRACED PROPERTY
- * THREE BEDROOMS
- * SPACIOUS LIVING ROOM
- * EXTENDED DINING ROOM
- * FITTED KITCHEN
- * FAMILY BATHROOM
- * OFF ROAD PARKING TO FRONT
- * PRIVATE REAR GARDEN
- * IDEAL FIRST TIME BUY
- * NO UPWARD CHAIN



64 Curbar Road, Great Barr, B42 2AU - Offers in the region of £195,000

Acres are delighted to offer for sale this spacious end terraced property located on The Beeches with fantastic local schooling, public transport links into Birmingham City Centre that benefits from double glazing and gas central heating (both where specified). The interiors include; spacious hallway, very well presented living room to front along with further extended reception room to rear currently used as diner, feeding into fitted kitchen. To the first floor is a landing with doors into two double bedrooms, one single bedroom and family bathroom with white suite. Outside is a spacious driveway with parking space for multiple cars and to the rear is a patio to fore leading to lawn. This is a very popular road so an early viewing is highly recommended to appreciate the potential throughout! **IDEAL FIRST TIME BUY – NO UPWARD CHAIN!**

Accessed from the fore via driveway offering off road parking along with door leading to;

HALLWAY: 5'5 x 4'9 : Stairs to first floor, radiator and doors into;

LIVING ROOM: 13'0 max, 11'11 min x 14'1 (bay) 6'11 min : A great size living area with fire, radiator and double glazed bay window to front.

DINING ROOM: 10'1 max, 8'10 min x 13'1 : A great additional room currently used as diner, having wall mounted fire, double glazed double doors to rear and door into;

EXTENDED FITTED KITCHEN: 5'2 x 10'5 : Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer, integrated oven, gas hob with extractor hood over, tiling to splashback, space and plumbing for washing machine, space for fridge freezer and door to rear garden.

LANDING: 6'1 max, 2'9 min x 5'11 : Access to loft and doors into;

BEDROOM ONE: 8'9 max, 8'4 min x 12'2 : A great size double bedroom with double glazed window to front and radiator.

BEDROOM TWO: 9'6 x 9'10 : A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 6'8 max, 3'4 min x 6'10 max, 5'2 min : A final good sized single bedroom, double glazed window to front and radiator.

BATHROOM: 5'11 max, 2'8 min x 6'10 max 5'2 min : Fitted suite with panelled bath, wash hand basin, close couple W.C., tiling to part 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.

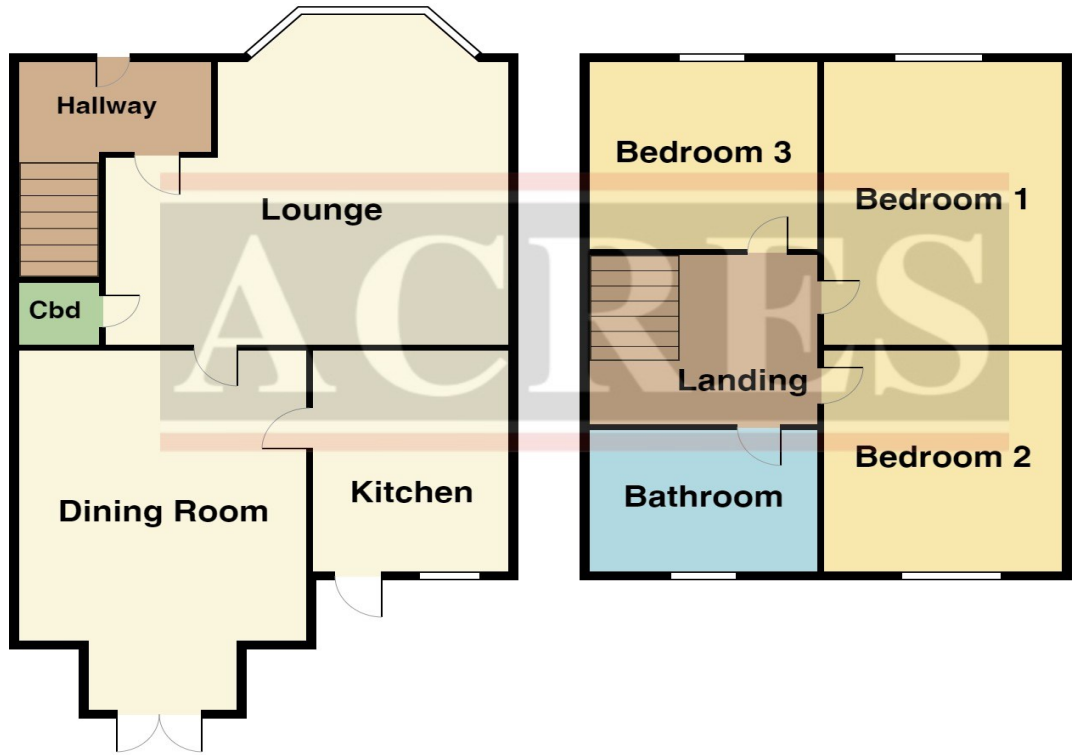


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	56 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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