

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
☎ 0121 358 6222 ✉ greatbarr@acres.co.uk @ www.acres.co.uk



- \* EXTENDED SEMI DETACHED FAMILY HOME
- \* THREE BEDROOMS
- \* TWO RECEPTION ROOMS
- \* EXTENDED FITTED KITCHEN
- \* SEPARATE UTILITY ROOM
- \* FAMILY BATHROOM
- \* OFF ROAD PARKING TO FRONT
- \* LOW MAINTENANCE REAR GARDEN
- \* IDEAL FIRST TIME BUY
- \* NO UPWARD CHAIN



**75 Elmbridge Road, Great Barr, B44 8HA - Offers in the region of £250,000**



Acres are delighted to offer for sale this extended semi detached three bedroom family home beaming with potential for further extension or to turn into your dream home! The property is situated in a very popular area of Great Barr this excellent property benefits from double glazing and gas central heating (both where specified) and includes; enclosed porch, large spacious entrance hall with access into two generous sized reception room and fitted kitchen opening into utility and access into store room. To the first floor are three excellent bedrooms and fitted bathroom. Outside is a fore garden with driveway allowing off road parking and door into side access and well-manicured rear garden with patio to fore and lawn with an abundance of plants. This is a superb property that offers the scope to turn into one's own taste! Hurry before its gone! NO UPWARD CHAIN!

Accessed from the fore via driveway offering off road parking for multiple cars and door leading to;

**PORCH: 8'2 x 2'5** :Double glazed windows and door with door into;

**HALLWAY: 6'3 max, 2'10 min x 14'11** : Stairs to first floor, cupboard space, radiator and doors into;

**FRONT RECEPTION ROOM: 11'3 max, 8'10 min x 15'0 (bay) 11'0 min** : A great size living area with fire surround and fire, radiator and double glazed window to front.

**REAR RECEPTION ROOM: 12'5 max, 11'3 min x 14'5**: Another great living space with fire surround and fire, radiator and double glazed window to rear.

**FITTED KITCHEN: 5'10 x 11'1**: Extended fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, space for freestanding cooker, tiling to splashback, space and plumbing for washing machine, radiator along with door leading into;

**SEPARATE UTILITY ROOM: 5'10 x 11'9** : A great additional space with space for fridge freezer and door to rear garden.

**LANDING: 2'10 x 9'1** : Double glazed opaque window to side and doors into;

**BEDROOM ONE: 12'5 max, 11'3 min x 14'5** : A great size double bedroom with double glazed bay window to front and radiator.

**BEDROOM TWO: 11'6 max, 9'5 min x 13'8** : A further good size double bedroom with double glazed window to rear and radiator.

**BEDROOM THREE: 7'11 x 7'8** : A final spacious single bedroom, double glazed window to front and radiator.

**BATHROOM: 5'11 x '10** : Fitted suite with panelled bath and shower over, wash hand basin, close couple W.C., tiling to 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:** 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.

### 75 Elmbridge Road Great Barr, B44 8AH



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	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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