

ACRES

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

- * SEMI DETACHED FAMILY HOME
- * THREE BEDROOMS
- * SPACIOUS THROUGH LIVING ROOM
- * OPEN PLAN KITCHEN / DINER
- * MODERN FAMILY BATHROOM
- * OFF ROAD PARKING TO FRONT
- * LARGE REAR GARDEN
- * PRIME LOCATION
- * IDEAL FIRST TIME BUY
- * POTENTIAL TO EXTEND (STPP)



50 Valley Road, Great Barr B43 5DL - Offers in excess of £300,000

This is a beautiful, high spec, semi detached family home, presented and very generous property that benefits from double glazing and gas central heating (both where specified). The interiors are excellent and include; enclosed porch leading into entrance hall, dual aspect through family lounge, open plan modern re-fitted kitchen / diner leading to rear garden. To the first floor are two double bedrooms plus third bedroom and a modern family bathroom with white suite. Outside is a block paved driveway allowing off road parking and a large rear garden with patio to fore, long lawn and communal access to rear. This really is a superb family home that should be viewed to be fully appreciated. **HURRY BEFORE YOU'RE TOO LATE – IDEAL FIRST TIME BUY!**

Accessed via block paved driveway allowing off road parking to front for multiple cars along with door leading into;

PORCH: 5'11 x 3'4: Double glazed windows and door with door into;

HALLWAY: 4'1 x 3'11: Stairs to first floor and doors into;

LIVING ROOM: 18'11 / 9'10max x 8'7min: A great size through living area with spot lights to ceiling, radiator, double glazed window to front and further double glazed double doors to rear.

OPEN PLAN KITCHEN/DINER: 19'1 / 12'5max x 9'2min: Stunning open plan modern fitted kitchen / diner with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, door leading out to garden, integrated double oven, gas hob with extractor hood over, tiling to splashback, space and plumbing for washing machine and fridge freezer, dining area with radiator and further double glazed window to front.

LANDING: 8'11max x 5'8min / 8'2max x 2'8min: A spacious light and airy landing with double glazed opaque window to rear and doors into;

BEDROOM ONE: 12'10 x 9'4: A great size double bedroom with double glazed window to front and radiator.

BEDROOM TWO: 9'11 x 9'7: A further good size double bedroom with built in wardrobe system, double glazed window to front and radiator.

BEDROOM THREE: 8'8 x 7'0: A final spacious bedroom, double glazed window to rear and radiator.

BATHROOM: 6'0 x 5'7: Modern fitted suite with tiled bath and shower over, wash hand basin, close couple W.C., tiling to floor and walls, chrome ladder style towel rail/radiator and double glazed opaque window to rear.

REAR GARDEN: A good size garden well presented with paved patio area to fore with steps leading too lawn with fencing to borders along with shed to far rear and communal rear access.

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.

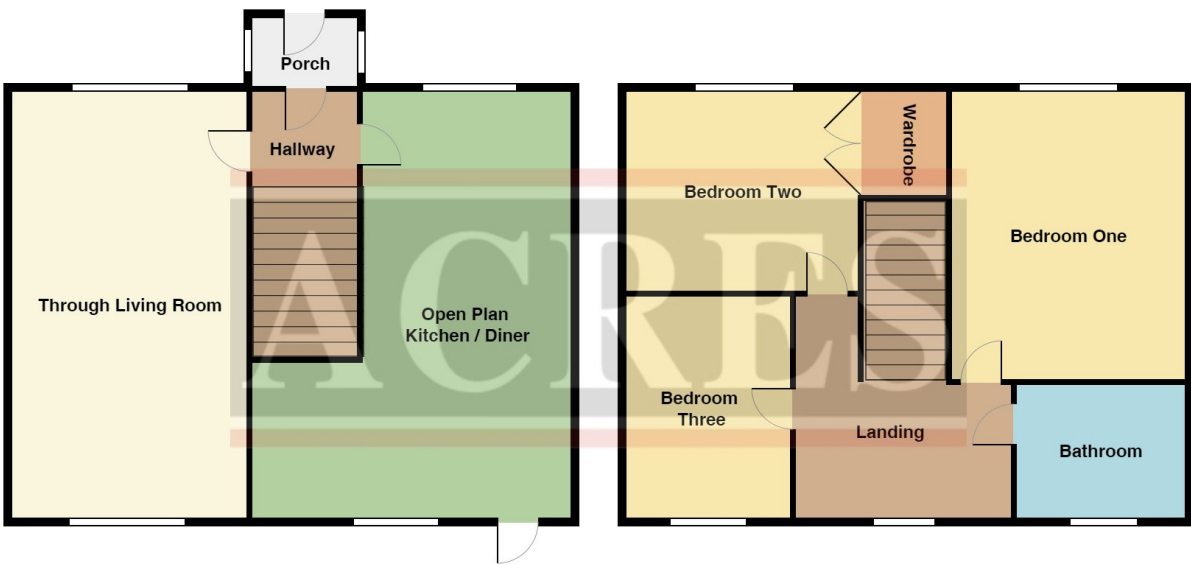


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.

Valley Road, Great Barr, Birmingham, B43 5DL



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

50 VALLEY ROAD, GREAT BARR B43 5DL