

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- \* SEMI DETACHED FAMILY HOME
- \* THREE BEDROOMS
- \* TWO RECEPTION ROOMS
- \* FITTED KITCHEN
- \* SEPARATE UTILITY ROOM
- \* SPACIOUS FAMILY BATHROOM
- \* SIDE GARAGE & DRIVEWAY
- \* STUNNING PRIVATE REAR GARDEN
- \* POTENTIAL TO EXTEND (STPP)
- \* PRIME LOCATION



73 Newton Road, Great Barr, B43 6AD - Offers in excess of £365,000



Acres are honoured to market this wonderful semi-detached property that is situated on a very popular residential road beaming with potential for extension and internal scope for improvement (STPP)! Benefiting from double glazing and gas central heating (both where specified). The elegant interiors include enclosed porch, light and airy entrance hall, traditional dining room, large lounge, fitted kitchen and separate utility with access into side garage and rear garden. To the first floor are three excellent bedrooms two with fitted wardrobes and a spacious family bathroom with bath and separate shower unit. Outside is a fore garden with driveway offering parking space along with access to garage front. To the rear is a large mature garden with patio lawn with borders including flowering and verdant trees and shrubs with fantastic privacy! Viewing is essential to appreciate this fabulous property along with the scope and potential on offer! Hurry before you're too late!

Accessed via driveway allowing off road parking to front for multiple cars along with access to garage front and door into;

**PORCH: 7'3 x 2'8 :** Double glazed windows and door with door into;

**HALLWAY:** Stairs to first floor, cupboard space, radiator and doors into;

**FRONT RECEPTION ROOM: 11'11 max, 11'1 min x 15'11 (bay) 13'0 min :** A great size front reception room with fire surround and fire, radiator and double glazed bay window to front.

**REAR RECEPTION ROOM: 11'11 max, 11'0 min x 14'4 (bay) 11'11 min :** Another great rear reception room with fire surround and fire, radiator and double glazed doors to rear leading onto garden.

**FITTED KITCHEN: 7'4 X 8'4 :** 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 and radiator along with large under stairs storage cupboard.

**SEPARATE UTILITY ROOM: 7'7 x 10'7 :** Having drawer and base units with worktop over, space and plumbing for washing machine, fridge freezer and tumble dryer along with door into garage and rear garden.

**LANDING: 3'0 X 7'11 :** Double glazed opaque window to side and doors into;

**BEDROOM ONE: 11'10 max, 10'0 (wardrobe) x 12'5:** A great size double bedroom with built in wardrobe system, double glazed bay window to front and radiator.

**BEDROOM TWO: 11'10 max, 10'0 min x 13'6 :** A further good size double bedroom with double glazed window to rear and radiator.

**BEDROOM THREE: 7'4 x 8'3 :** A final spacious bedroom, double glazed window to front and radiator.

**BATHROOM: 7'4 x 8'4 :** Fitted suite with panelled bath and separate shower cubicle, 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.

**SIDE GARAGE: 8'4 x 16'10 :** Pull to garage doors with ceiling light and power points. *(please check the suitability of this garage for your own vehicle)*

**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:** D.

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





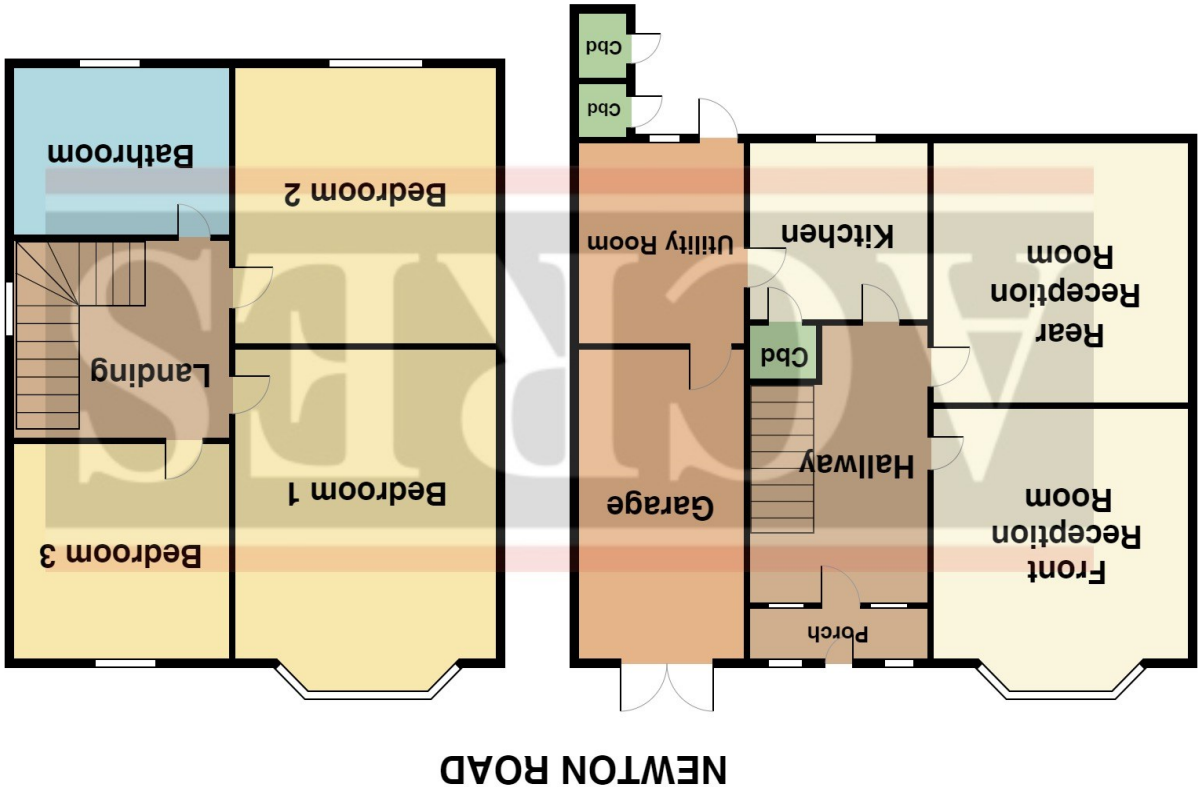
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





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.

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	85 B	
81-91	B		
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		