

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- \* EXTENDED SEMI DETACHED HOUSE
- \* THREE BEDROOMS
- \* SPACIOUS THROUGH LOUNGE DINER
- \* EXTENDED FITTED KITCHEN
- \* SEPARATE UTILITY ROOM
- \* DOWNSTAIRS GUEST WC
- \* FAMILY SHOWER ROOM
- \* OFF ROAD PARKING TO FRONT
- \* LARGE REAR GARDEN
- \* NO UPWARD CHAIN



**61 Shenstone Road, Great Barr, B43 5LW - Offers in the region of £250,000**

This is a beautifully presented property located on this excellent residential road off Jayshaw Avenue with great local schooling and public transport links with beams of potential for extension (STPP). Benefiting from double glazing and gas central heating (both where specified). The interiors include enclosed porch, lovely entrance hall, stylish through lounge / diner, extended fitted kitchen and large side utility space along with downstairs guest W.C.. To the first floor are two double bedrooms and great sized third along with re-fitted family shower room with white suite. Outside is a driveway to fore allowing off road parking. To the rear is an incredibly large garden with patio and long lawn with single garage to far rear and communal rear access. This is a lovely family home that needs to be viewed internally to appreciate size and potential. Hurry before you're too late! NO UPWARD CHAIN!

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

**PORCH: 5'11 x 3'2** : Double glazed windows and door with door into;

**HALLWAY: 5'11 max, 3'2 min x 11'10**: Stairs to first floor, cupboard space, radiator and doors into;

**THROUGH LOUNGE/DINER: 10'5 max, 9'2 min x 26'11** : A great size through living / dining area with fire surround and fire, radiator, double glazed window to front and double glazed double doors to rear.

**FITTED KITCHEN: 5'11 x 13'2** : Extended fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, electric hob with extractor hood over, tiling to splashback, radiator and door into;

**SEPARATE UTILITY ROOM: 5'6 max, 3'3 min x 15'10** : Base unit with sink and drainer, space and plumbing for washing machine along with dryer and double glazed door to rear.

**DOWNSTAIRS GUEST W.C: 2'1 x 4'6** : Close coupled WC.

**LANDING: 2'8 x 7'11** : Double glazed opaque window to side and doors into;

**BEDROOM ONE: 10'6 x 11'6** : A great size double bedroom with double glazed window to front and radiator.

**BEDROOM TWO: 10'5 max, 8'5 (wardrobe) x 12'4** : A further good size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

**BEDROOM THREE: 5'11 x 7'5** : A final spacious bedroom, double glazed window to front and radiator.

**SHOWER ROOM: 5'10 x 8'0** : Fitted suite with walk 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 along with further lawn area leading to greenhouse, shed and rear single garage accessed via communal rear access.

**REAR GARAGE: 7'11 x 18'5** : Accessed via rear communal access. Up and Over garage door. *(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:** C

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

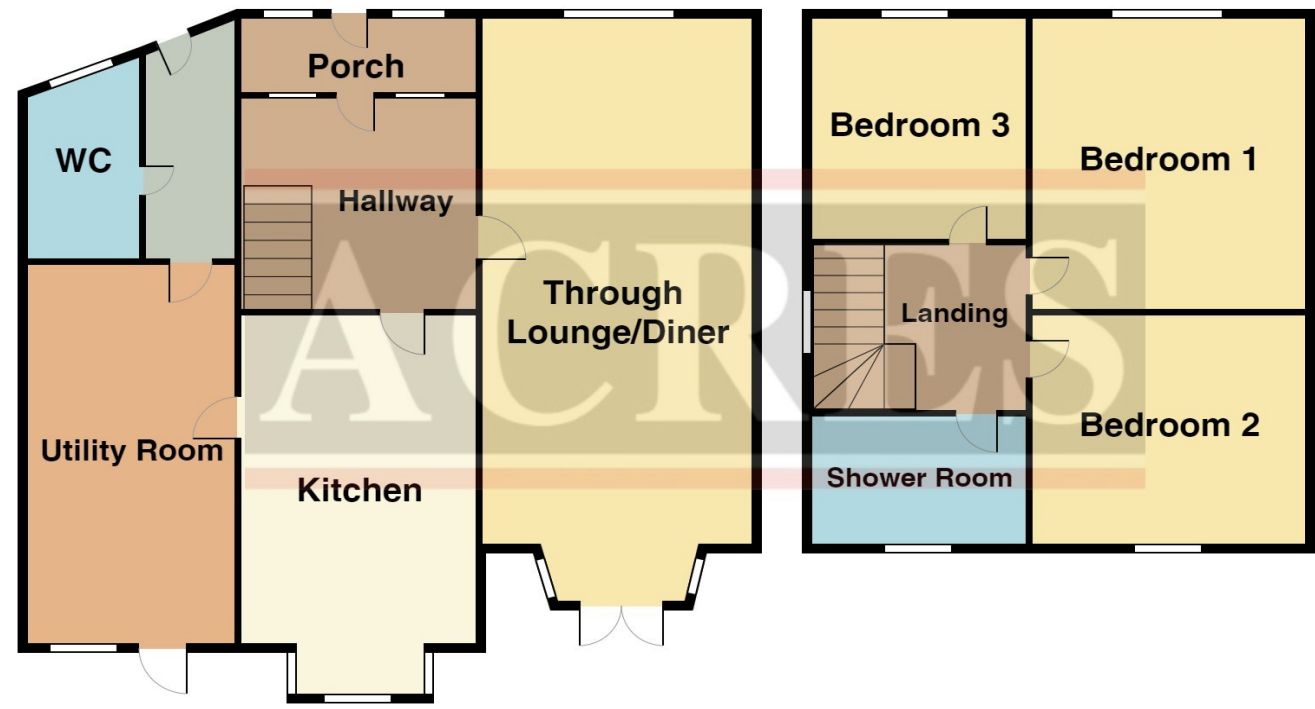


**FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE**



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.

### 61 Shenstone Road, Birmingham, B43 5LW



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	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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