

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * SEMI DETACHED FAMILY HOME
- * THREE DOUBLE BEDROOMS
- * SPACIOUS LOUNGE DINER
- * LARGE CONSERVATORY
- * FITTED KITCHEN
- * FAMILY BATHROOM
- * WELL KEPT REAR GARDEN
- * REAR SINLE GARAGE & OFF ROAD PARKING
- * IDEAL FIRST TIME BUY
- * NO UPWARD CHAIN



247 Foden Road, Great Barr, B42 2EH - Offers in excess of £200,000

Acres are pleased to offer for sale this delightful family home that stands in a popular sought after area. Having close proximity to schooling for all ages as well as local shops, public transport links and access to the motorway network. The property gives perfect opportunity for someone to turn into their own! The property briefly comprises; large enclosed porch, light and airy hallway, spacious living / dining room to rear leading into large conservatory and fitted kitchen to front with access into side passageway. To the first floor the property offers a spacious landing with doors into three spacious bedrooms and fitted family bathroom, a real feature of this property is the generous rear garden, providing plenty of room on the patio and a generous lawn area along with communal rear access to single garage allowing off road parking. Having double glazing and gas central heating (both where specified) early viewing is highly recommended to appreciate this family home. **HURRY BEFORE YOU'RE TOO LATE – NO UPWARD CHAIN!**

Accessed from the fore via front lawned garden and steps down to;

PORCH: 5'1 max, 1'1 min x 5'1 : Double glazed windows and door with door into;

HALLWAY: 5'6 max, 3'9 min x 9'10 : Stairs to first floor, cupboard space, radiator and doors into;

LOUNGE/DINER: 15'11max. 14'3 min x 14'10 : A great size living / dining area with radiator, double glazed window to rear with door leading into;

CONSERVATORY: 16'5 x 5'5 : Double glazed windows and double glazed double doors to rear and storage cupboard.

FITTED KITCHEN: 10'0 x 8'11 : Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, space for cooker, tiling to splashback, space and plumbing for washing machine, radiator along with door into side passageway.

LANDING: 2'5 x 8'7 : Double glazed opaque window to side and doors into;

BEDROOM ONE: 9'10 max, 7'4 min x 14'1 : A great size double bedroom with double glazed window to rear and radiator.

BEDROOM TWO: 10'0 x 9'1 : A further good size double bedroom with double glazed window to front and radiator.

BEDROOM THREE: 7'2 x 11'5 : A final spacious double bedroom, double glazed window to rear and radiator.

BATHROOM: 5'8 x 6'0 : Fitted suite with panelled bath, wash hand basin, close couple W.C., tiling to part walls, radiator and double glazed opaque window to front.

REAR GARDEN: A good size garden with paved patio area and lawn with fencing to borders along with single garage allowing off road parking accessed via communal rear driveway / access.

GARAGE: Pull to garage doors. *(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: B.

VIEWING: Recommended via Acres on 0121 358 6222.

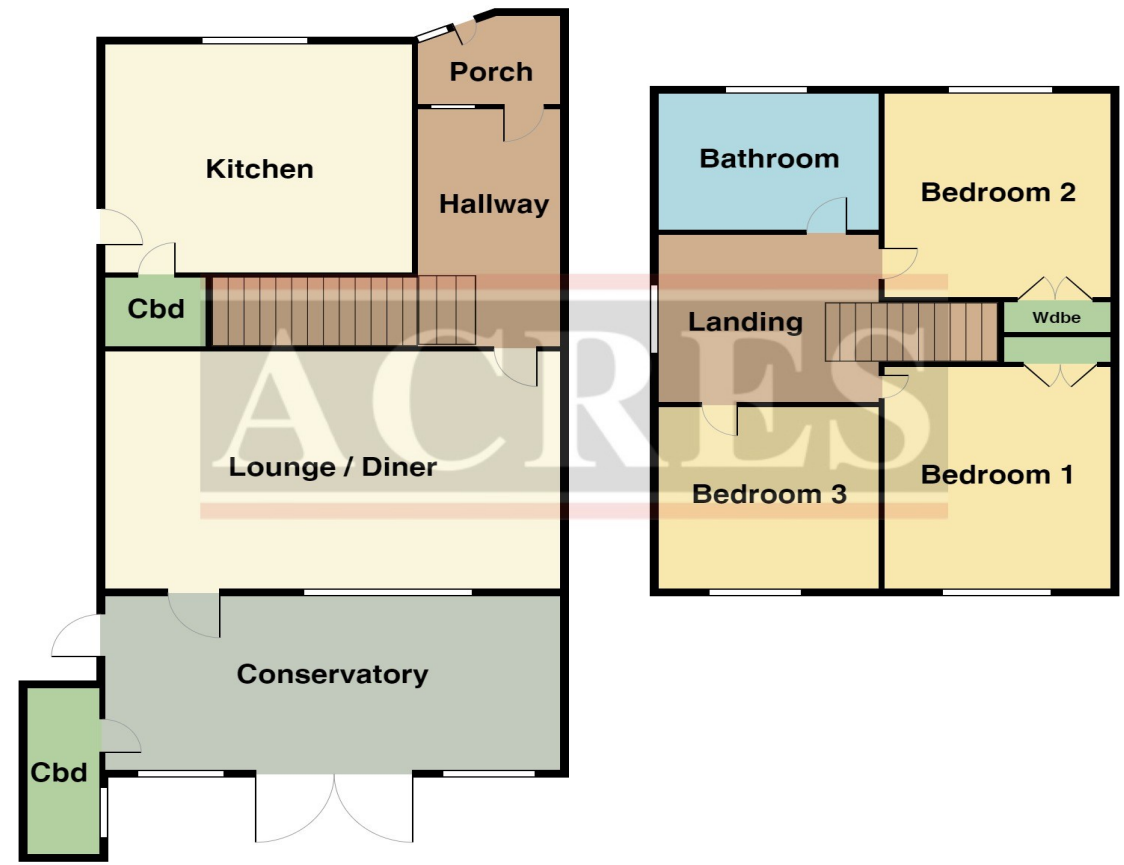


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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	64 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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