

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * EXTENDED SEMI DETACHED HOUSE
- * THREE BEDROOMS
- * TWO RECEPTION ROOMS
- * EXTENDED FITTED KITCHEN
- * SEPARATE UTILITY / GUEST W.C.
- * MODERN FAMILY BATHROOM
- * BEAUTIFUL REAR GARDEN
- * OFF ROAD PARKING & REAR GARAGE
- * HIGH STANDARD THROUGHOUT
- * PRIME LOCATION



67 Hamstead Road, Great Barr B43 5BA - Offers in excess of £295,000

Beautifully situated on the very popular Hamstead Road is this superb semi-detached property that benefits from double glazing and gas central heating (both where specified). The interiors include; enclosed porch, light and airy entrance hall, spacious dining room to front, separate extended living room to rear and a extended modern kitchen with separate utility and guest W.C.. To the first floor are three excellent bedrooms, beautiful family bathroom with modern tiling and suite. Outside is a fore garden with driveway for parking. To the rear is an incredible garden that is enormous in size and includes, patio to fore leading to a very large lawn with an abundance of trees and shrubs throughout and to the far rear is a single garage with communal rear access. If you are looking for a lovely location and fabulous property ready to go for the foreseeable future this will be the perfect home for you! Hurry before you're too late!

Accessed via block paved driveway allowing off road parking for multiple cars and door leading into;

PORCH: 5'4 x 2'0: Double glazed windows and door with door into;

HALLWAY: 13'7 / 5'2max x 2'4min: Stairs to first floor, cupboard space, wooden flooring, radiator and doors into;

DINING ROOM: 12'5(into bay) x 9'7min / 9'7max x 8'4min: A good size reception room with wooden flooring, radiator and double glazed bay window to front.

EXTENDED LIVING ROOM: 18'3 / 9'7max x 8'5min: A great size extended living area with wooden flooring throughout, fire surround and fire, radiator and double glazed window and door out to garden.

EXTENDED KITCHEN: 18'6 / 5'11max x 4'5min: Extended modern fitted kitchen with drawer base and eye level units, work surfaces, Belfast style sink, under double glazed window to rear, integrated oven, gas hob with extractor hood over, tiling to splashback, radiator, door out to rear and further door into;

SEPARATE UTILITY/DOWNSTAIRS GUEST W.C.: 7'11 x 5'5: A great additional room with space and plumbing for washing machine and fridge freezer, close couple W.C., wash hand basin and double glazed opaque window to rear.

LANDING: 6'5 x 2'9: Double glazed window to side and doors into;

BEDROOM ONE: 12'6(into bay) x 10'3min / 9'4max x 8'1min: A good size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 12'6(into bay) x 9'7min / 9'4max 8'1min: A further good size double bedroom with double glazed bay window to rear and radiator.

BEDROOM THREE: 7'5 x 6'8: Double glazed window to rear and radiator.

BATHROOM: 6'3 x 5'5: A modern re-fitted white suite with 'P' shaped bath with 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 patio area, long lawn leading to garage and fencing to borders.

REAR GARAGE: Communal rear access, pull to garage door 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: C.

VIEWING: Recommended via Acres on 0121 358 6222.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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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		84 B
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F		
1-20	G		

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.