

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * EXTENDED SEMI DETACHED PROPERTY
- * THREE BEDROOMS
- * THROUGH LOUNGE/DINER
- * OFFICE AND KITCHEN
- * SHOWER ROOM AND BATHROOM
- * CENTRAL HEATING (WHERE SPECIFIED)
- * DOUBLE GLAZING (WHERE SPECIFIED)
- * FRONT AND REAR GARDENS
- * CUL-DE-SAC LOCATION
- * VIEWING ESSENTIAL



25 The Rise, Birmingham, B42 2BP - Offers in excess of £200,000

Acres are pleased to offer for sale this extended family home that stands in a popular sought after cul-de-sac within Great Barr. Having close proximity to schooling for all ages as well as local shops, public transport links and access to the motorway network. The property briefly comprises; hallway, through lounge/dining room, extended kitchen and office.. To the first floor are three bedrooms, bathroom and separate shower area. There are gardens to the front and rear. Having double glazing and gas central heating (both where specified). Early viewing is highly recommended to appreciate the potential offered by this property.

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

THROUGH LOUNGE/DINER: **9'6 max x 22'o max:** A great size living area with radiator, double glazed bay window to front and double glazed sliding patio doors to rear.

OFFICE: **10'7 x 5'2:** Double glazed windows to sides and rear, radiator, under-stairs storage area and door to;

FITTED KITCHEN: **9'6 max, 4'7 min x 19'9 max:** Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer, double glazed window to front and double glazed sliding patio doors to rear.

LANDING: Loft access and doors into;

BEDROOM ONE: **14'9 max x 12'8 max:** A great size double bedroom with double glazed bay window to front, further double glazed window to the front and radiator.

BEDROOM TWO: **9'4 x 11'10 max:** A further good size double bedroom with double glazed window to rear and radiator.

SHOWER AREA: Having walk in shower cubicle and doors to;

BEDROOM THREE **9'8 x 7'8:** Double glazed window to front and radiator.

BATHROOM: Fitted suite with panelled bath, wash hand basin, close couple W.C, radiator and double glazed opaque window to rear.

FRONT: Having a lawned garden to the fore.

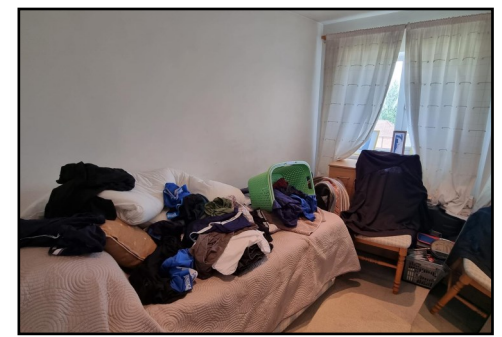
REAR GARDEN: Having a graden to the rear.

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.

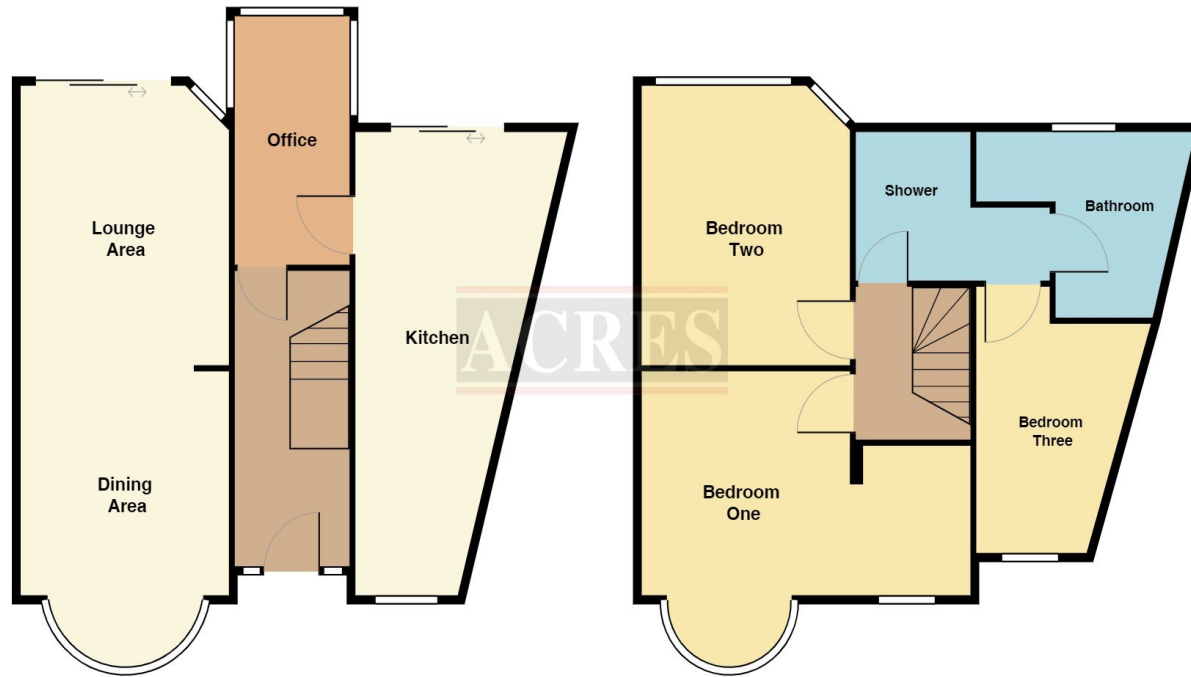


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.

The Rise, B42 2BP



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

THE RISE, BIRMINGHAM, B42 2BP