

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * EXTENDED SEMI DETACHED HOME
- * THREE SPACIOUS BEDROOMS
- * EXTENDED OPEN PLAN LOUNGE/DINER
- * ADDITIONAL STUDY/UTILITY ROOM
- * MODERN FITTED KITCHEN
- * MODERN FAMILY BATHROOM
- * OFF ROAD PARKING TO FRONT
- * LOW MAINTENANCE REAR GARDEN
- * SOUGHT AFTER LOCATION
- * IDEAL FIRST TIME BUY



31 Stonehurst Road, Great Barr, B43 7RA - Offers in the region of £290,000

This is a beautifully presented extended semi property situated on a very popular residential road on The Park Farm housing development. The interiors benefit from double glazing and gas central heating (both where specified). The interiors are spacious throughout and include, large welcoming hallway leading into wonderful open plan extended living / dining room, modern fitted kitchen and additional study / utility room to front with door out onto side passageway. To the first floor are two excellent double bedrooms and a single bedroom, there is also a large modern family bathroom. To the front is off road parking for multiple cars. To the rear is a low maintenance garden with patio to fore leading to garden. This home is finished to a fantastic standard so hurry before you're too late! IDEAL FIRST TIME BUY!

Accessed from the fore via block paved driveway offering off road parking along with door leading to;

HALLWAY: 2'11 x 12'9 : Stairs to first floor, radiator and doors into;

OPEN PLAN LOUNGE/DINER: 18'4 max, 16'10 min x 21'4 : A great size extended living / dining area with radiator, leading through to dining area with double glazed double doors and window to rear.

FITTED KITCHEN: 6'8 x 13'11 : A modern fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to front, integrated oven, gas hob with extractor hood over, tiling to splashback, space and plumbing for dishwasher, space for fridge freezer and radiator.

SEPARATE UTILITY/STUDY: 7'7 x 9'3 : A great additional reception room currently used as office / utility room, double glazed window to front, radiator, space and plumbing for tumble dryer and housing gas central heating boiler along with door giving access to side.

LANDING: 3'0 max, 2'4 min x 10'8 : Double glazed opaque window to side and doors into;

BEDROOM ONE: 10'11 x 12'9 : A great size double bedroom with double glazed window to front and radiator.

BEDROOM TWO: 10'8 max, 7'7 min x 11'6 : A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 7'2 x 9'7 max, 8'5 min : A final spacious single bedroom, double glazed window to front and radiator.

BATHROOM: 7'4 x 7'6 : A stunning modern re-fitted suite with freestanding bath, walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C., tiling to floor and 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.

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.

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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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