

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * END OF TERRACED FAMILY HOME
- * THREE BEDROOMS
- * TWO RECEPTION ROOMS
- * CONSERVATORY
- * FITTED KITCHEN
- * SEPARATE UTILITY ROOM
- * DOWNSTAIRS GUEST WC
- * FAMILY BATHROOM
- * OFF ROAD PARKING & TWO GARAGES
- * NO UPWARD CHAIN



110 Langdale Road, Great Barr, B43 5RB - Offers in the region of £220,000

It is a pleasure to offer for sale this fantastic end of terraced property with HUGE potential for extension to side and rear (STPP)! Benefiting from double glazing and gas central heating (both where specified). The interiors offer; welcoming hallway, generous living room, separate dining room and conservatory, fitted kitchen leading into separate utility room and downstairs guest W.C.. To the first floor are three excellent bedrooms and a family bathroom. Outside is a fore garden offering parking space along access to side garage (Again with potential to extend STPP) and to the rear is a well sized low maintenance garden with patio throughout and additional single garage to far rear! Viewing comes highly recommended to appreciate size, location and potential of this fantastic home! NO UPWARD CHAIN – IDEAL FIRST TIME BUY OR INVESTMENT!

Accessed from the fore via driveway offering off road parking along with access to garage front and door leading into;

HALLWAY: 6'3 max, 3'2 min x 12'11 : Stairs to first floor, cupboard space, radiator and doors into;

LIVING ROOM: A great size living area with fire surround and fire, radiator, double glazed window to front and door into;

DINING ROOM: 8'11 x 10'2 : A great additional reception room currently used as diner, radiator and door into;

FITTED KITCHEN: 9'10 x 10'1 : Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, gas hob with extractor hood over, tiling to splashback, radiator and door into;

SEPARATE UTILITY ROOM: 6'10 max, 3'0 min x 21'2 max, 8'10 min : Space and plumbing for washing machine and dryer, double glazed window and door into side garage and door to rear.

DOWNSTAIRS GUEST W.C: 3'3 x 5'3 : Close couple W.C and wash hand basin.

CONSERVATORY: 9'10 x 9'6 : A great additional space for ones own use, double glazed windows and double glazed double doors to rear.

LANDING: 6'7 max, 3'7 min x 9'1 : Double glazed opaque window to side and doors into;

BEDROOM ONE: 12'4 x 9'6 : A great size double bedroom with double glazed window to rear, built in wardrobes and radiator.

BEDROOM TWO: 12'4 max, 9'7 min x 11'1 : A further good size double bedroom with double glazed window to front, built in wardrobe and radiator.

BEDROOM THREE: 9'5 max, 6'4 min x 8'2 max, 5'2 min : A final spacious bedroom, double glazed window to front, built in storage cupboard and radiator.

BATHROOM: 6'7 x 5'5 : Fitted suite with panelled bath, 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 low maintenance garden with paved patio area throughout and further additional garage to far rear accessed via communal rear access.

GARAGE: 7'11 x 13'5 : Electric up and over door, accessed via communal rear access. *(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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EPC TO BE INSERTED HERE

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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