

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- \* EXTENDED SEMI DETACHED FAMILY HOME
- \* THREE BEDROOMS
- \* EXTENDED MODERN KITCHEN/ DINER
- \* SEPARATE UTILITY ROOM
- \* DOWNSTAIRS GUEST W.C
- \* SPACIOUS THROUGH LIVING ROOM
- \* ADDITIONAL SECOND RECEPTION ROOM
- \* STUNNING FAMILY BATHROOM
- \* LOW MAINTENANCE REAR GARDEN
- \* OFF ROAD PARKING TO FRONT



**51 Waverley Avenue, Great Barr B43 7PR - Offers in the region of £325,000**



This is a beautifully presented 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 stunning throughout and include, large enclosed porch, wonderful spacious lounge with stunning feature fire place / media wall leading through into extended modern fitted kitchen open plan with dining space, separate utility room leading down into guest W.C. and further reception room. To the first floor are two excellent double bedrooms and a single bedroom, there is also a large luxury bathroom with bath and walk in shower cubicle along with separate W.C. to the same standard. To the front is off road parking for multiple cars. To the rear is a low maintenance garden with patio to fore and far rear. This is a stunning property that needs to be viewed to appreciate! IDEAL FIRST TIME BUY – NO UPWARD CHAIN!

Access is via brick block driveway leading to;

**PORCH: 11'0 x 3'5:** Double glazed windows and doors with traditional wooden doors into;

**LIVING ROOM: 24'5 x 12'5:** Lovely spacious living area with coving to ceiling, two ceiling points, fire surround with gas fire, radiator, by-fold doors into;

**KITCHEN/DINER: 20'1max x 11'0min / 19'2max x 6'10min:** A modern re-fitted dining kitchen with a wide range of fitted units to include drawer, base and eye level cupboards, integrated gas hob with extractor fan, integrated dishwasher, space and plumbing for range style oven, fridge freezer, stainless steel sink and drainer under double glazed window to rear, tiling to splashbacks, tiled floor and double glazed doors out to garden and door into;

**UTILITY: 6'11 x 3'3:** Tiling to floor, space and plumbing for washing machine and tumble dryer and door into;

**DOWNSTAIRS W.C.: 3'11 x 3'1:** Tiling to floor and walls, wash hand basin set into vanity, close couple W.C.

**SITTING ROOM: 10'9 x 6'10:** Additional reception room space with double glazed window to front, radiator.

**LANDING: 6'0 x 2'8:** Access to loft with doors into;

**BEDROOM ONE: 12'8max x 10'7 (wardrobe) / 10'1:** A good size double bedroom with double glazed window, built in wardrobe system, radiator.

**BEDROOM TWO: 12'2 x 9'2:** A further double bedroom, double glazed window to front, radiator.

**BEDROOM THREE: 9'0 x 6'10:** Double glazed window to front, radiator.

**BATHROOM: 9'10 x 6'9:** A stunning white suite with stand alone bath, wash hand basin set into vanity unit, separate walk in electric shower unit, chrome ladder style radiator/towel rail, tiling to walls and floor, double glazed opaque window.

**SEPARATE W.C.: 4'1 x 2'8:** Close couple W.C., wash hand basin, tiling to walls, double glazed opaque window.

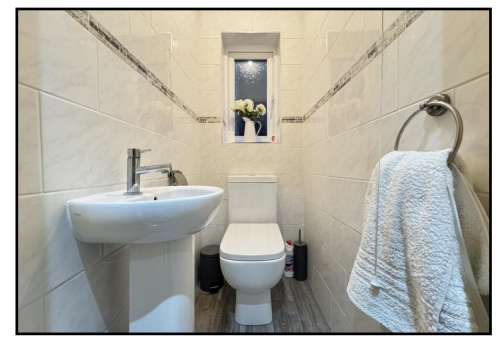
**REAR GARDEN:** Paved patio area with artificial lawn with path to side leading to patio to rear with fencing to borders.

**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:** D.

**VIEWING:** Recommended via Acres on 0121 358 6222.

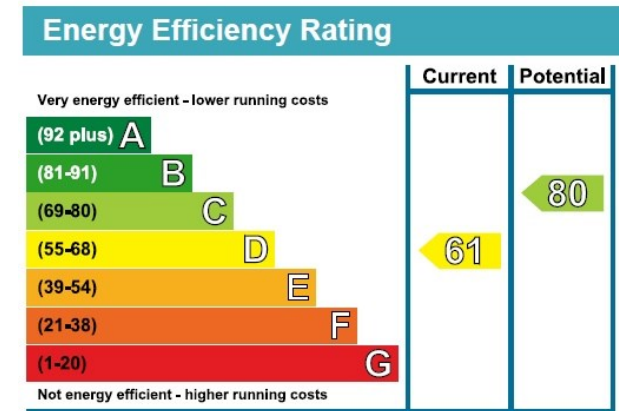
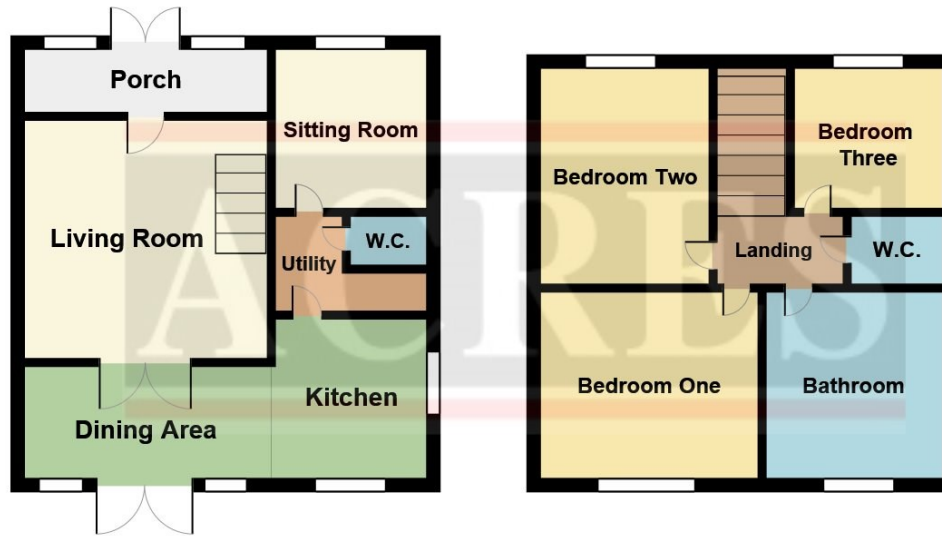


FREE SALES & RENTAL VALUATIONS — INDEPENDANT MORTGAGE ADVICE



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.

### Waverley Avenue, Great Barr



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

51 WAVERLEY AVENUE, GREAT BARR B43 7PR