

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * SEMI DETACHED FAMILY HOME
- * HUGE POTENTIAL TO EXTEND
- * THREE DOUBLE BEDROOMS
- * THROUGH LOUNGE/DINER
- * MODERN FITTED KITCHEN
- * DOWNSTAIRS GUEST W.C
- * FAMILY BATHROOM
- * OFF ROAD PARKING AND GARAGE
- * PRIME LOCATION
- * NO UPWARD CHAIN



293 Birmingham Road, Great Barr, B43 7AP - Offers in excess of £300,000

Acres are delighted to offer for sale this traditional styled semi detached property with HUGE SCOPE FOR SIDE EXTENSION (STPP). Ideally located in a lovely location benefiting from double glazing and gas central heating (both where specified). The interiors include; enclosed porch, entrance hall leading into through lounge / diner, modern fitted kitchen and downstairs guest W.C.. To the first floor are three double bedrooms and a family bathroom. Outside is a large driveway allowing off road parking for multiple cars along with access to garage front and to the rear is a well manicured large garden with patio to fore leading to lawn with fenced borders. This property should be viewed to be fully appreciated both location, size and potential! Hurry before you're too late! NO UPWARD CHAIN!

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

PORCH: 4'4 X 2'7 : Double glazed windows and door with door into;

HALLWAY: 7'2 MAX, 4'3 MIN X 9'4 : Stairs to first floor, cupboard space, radiator and doors into;

THROUGH LOUNGE/DINER: 11'10 max, 10'8 min x 21'11 : A great size through living / dining area with fire surround and fire, radiator, double glazed window to front and rear and door into;

FITRTED KITCHEN: 12'7 max, 9'3 min x 13'6 : Modern re-fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, space for oven, space for fridge freezer, tiling to splashback, space and plumbing for washing machine, radiator and door to rear.

LANDING: 6'2 max, 2'10 min x 14'8: A spacious light and airy landing with double glazed window to rear and doors into;

BEDROOM ONE: 11'9 x 10'5 : A great size double bedroom with double glazed window to front, built in wardrobe and radiator.

BEDROOM TWO: 11'10 x 11'2 : A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 11'1 max, 6'3 min x 12'1 : A final third double bedroom, double glazed window to front, built in wardrobe and radiator.

BATHROOM: 6'3 x 6'6 : 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 garden with paved patio area and lawn with fencing to borders along with side patio space giving potential for side extension (STPP).

GARAGE: 8'11 x 16'11 : Pull to garage door, 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.

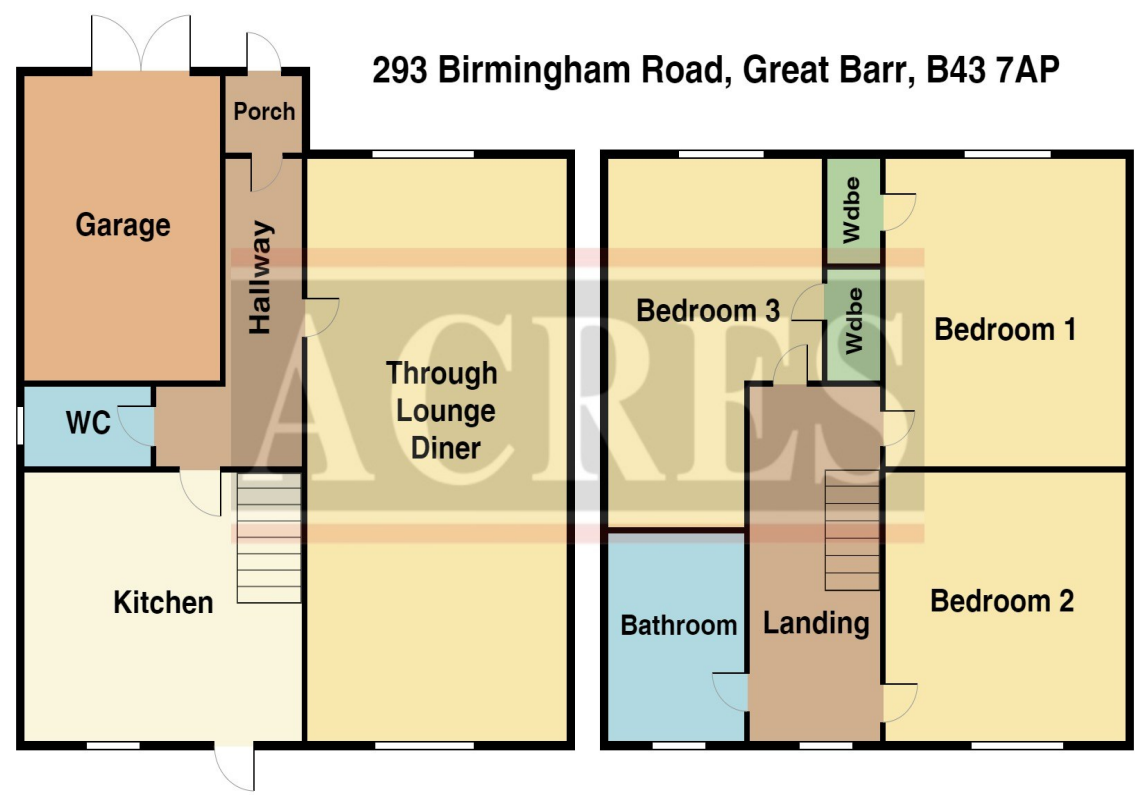
COUNCIL TAX BAND: C

VIEWING: Recommended via Acres on 0121 358 6222.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 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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