

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
☎ 0121 358 6222 ✉ greatbarr@acres.co.uk @ www.acres.co.uk

- \* EXTENDED SEMI DETACHED FAMILY HOME
- \* THREE/FOUR BEDROOMS
- \* THREE RECEPTION ROOMS
- \* DOWNSTAIRS SHOWER ROOM/WC
- \* MODERN FAMILY BATHROOM
- \* FITTED KITCHEN
- \* SEPARATE UTILITY SPACE
- \* LOFT AREA
- \* OFF ROAD PARKING TO FRONT
- \* LOW MAINTENANCE GARDENS



9 Jill Avenue, Great Barr, B43 6DH- Offers in excess of £300,000



Acres are pleased to offer for sale this extended semi detached property that has been extended and improved by the current owner in all areas! Benefiting from double glazing and gas central heating (both where specified) The interiors offer, large stylish through lounge, separate dining room, modern fitted kitchen leading into further spice kitchen / separate utility room, guest downstairs W.C. / shower room and further third reception room / potential downstairs fourth bedroom! To the first floor are three excellent bedrooms and modern family bathroom along with loft area. Outside is a large driveway allowing off road parking and to rear a low maintenance garden being decked throughout and rear outhouse. Viewing is absolutely essential to appreciate the size, location and potential of this wonderful family home! **HURRY BEFORE YOU'RE TOO LATE!**

Accessed via driveway allowing off road parking to front along with door leading into;

**THROUGH LOUNGE: 10'1 max x 7'5 min, 31'8 :** A great size through living area with radiator, two double glazed windows to front and double doors into;

**EXTENDED DINING ROOM: 8'3 x 16'4 :** A further spacious extended reception room currently used as diner, double glazed window and double glazed double doors to rear.

**FITTED KITCHEN: 7'5 x 11'8 :** 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, space and plumbing for dishwasher, radiator and door into;

**SEPARATE SPICE KITCHEN / UTILITY: 4'9 max, 2'6 min x 37'1 :** Space and plumbing for washing machine, space for fridge freezer and tumble dryer, double glazed window to front and door into;

**DOWNSTAIRS GUEST W.C: 3'5 max, 3'0 min x 7'8 :** Fitted suite with walk in shower cubicle, wash hand basin set into vanity unit and close couple W.C.

**ADDITIONAL RECEPTION ROOM/FOURTH BEDROOM: 7'3 x 15'1 :** A third spacious reception room currently used as study / store room, double glazed window to front and radiator.

**LANDING: 2'7 x 8'6 :** Access to loft area and doors into;

**BEDROOM ONE: 9'9 x 11'3 :** A great size double bedroom with double glazed window to rear and radiator.

**BEDROOM TWO: 7'9 x 10'8 :** A further good size double bedroom with double glazed window to rear and radiator.

**BEDROOM THREE: 7'6 x 8'2 :** A final spacious bedroom, double glazed window to front and radiator.

**BATHROOM: 7'1 max, 4'3 min x 8'0 max, 4'8 min :** Modern fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, close couple W.C., tiling to walls, chrome ladder style radiator and double glazed opaque window to rear.

**LOFT ROOM: 17'9 x 10'5:** Stairs from first floor and skylight.

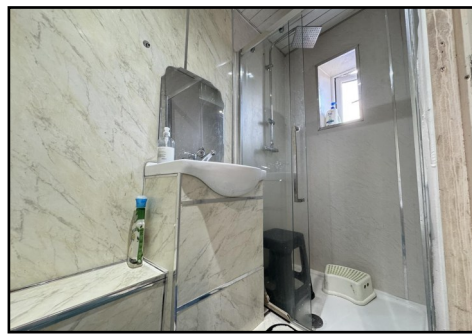
**REAR GARDEN:** A good size low maintenance garden with decked patio and artificial lawn throughout.

**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.

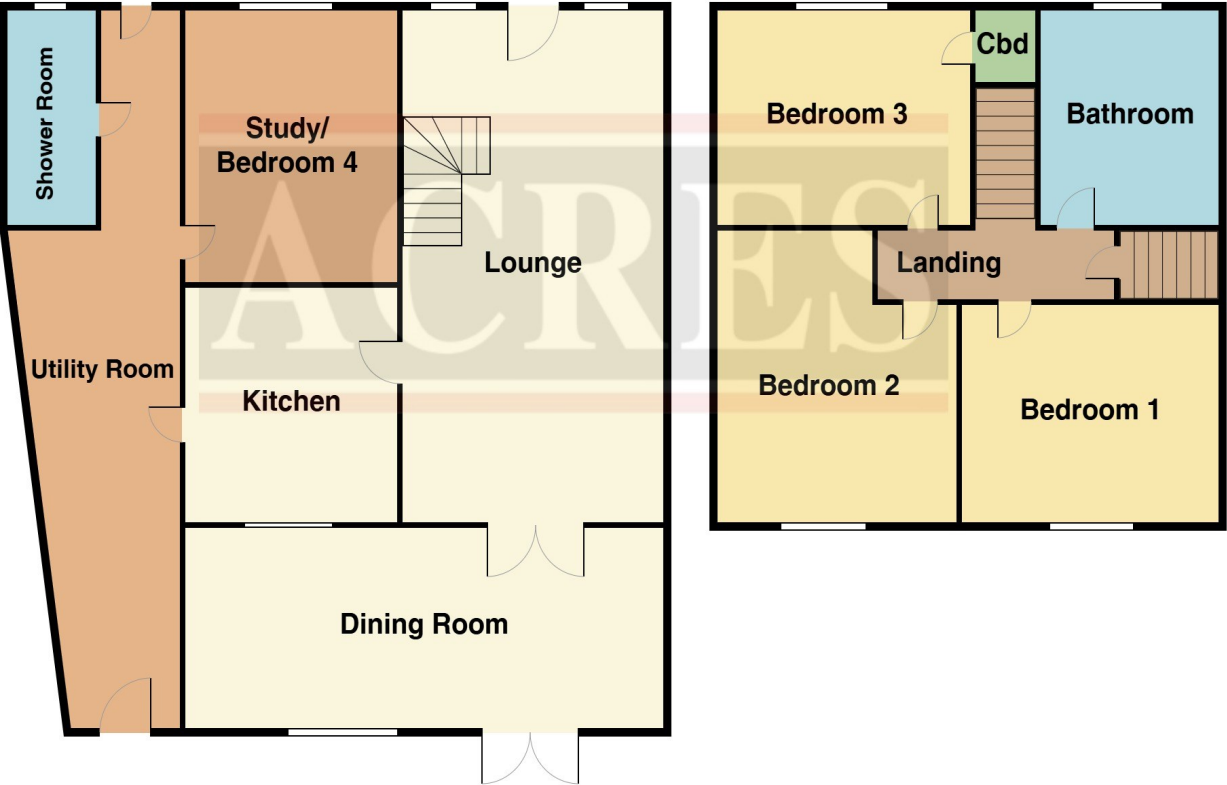


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.

9 Jill Avenue, Great Barr, B43 6DH



Energy rating	Current	Potential
A		
B		84 B
C		
D		
E	52 E	
F		
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.

9 Jill Avenue, Great Barr, B43 6DH