

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * EXTENDED SEMI DETACHED FAMILY HOME
- * THREE BEDROOMS
- * SPACIOUS THROUGH LOUNGE/DINER
- * EXTENDED MODERN FITTED KITCHEN
- * DOWNSTAIRS SHOWER ROOM/WC
- * MODERN FAMILY BATHROOM
- * OFF ROAD PARKING TO FRONT
- * LARGE REAR OUTHOUSE
- * LOW MAINTENANCE REAR GARDEN
- * NO UPWARD CHAIN



12 Cathel Drive, Great Barr, B42 1HH - Offers in excess of £240,000

Acres are delighted to offer for sale this extended semi-detached property, ideally located in the heart of Great Barr with great access to local schooling and public transport links. Benefiting from double glazing and gas central heating (both where specified). The interiors include; entrance hall, spacious through lounge / diner, extended modern kitchen and access into downstairs shower room / W.C.. To the first floor are two double bedrooms, great sized single third bedroom and a family bathroom. Outside is a driveway allowing off road parking, to the rear is a beautiful large garden with patio leading to lawn along with large rear outhouse ideal for ones own use! This property should be viewed to be fully appreciated both location, size and quality! HURRY BEFORE YOU'RE TOO LATE – IDEAL FIRST TIME BUY – NO UPWARD CHAIN!

Accessed via driveway allowing off road parking to front for multiple cars along with access into;

HALLWAY: 2'7 x 5'3 : Stairs to first floor, radiator and door into;

THROUGH LOUNGE/DINER : 11'5 x 25'3 (bay) 22'3 min : A great size through living / dining area with radiator, double glazed bay window to front and door into;

FITTED KITCHEN: 11'1 X 9'3 : Extended modern fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, electric hob with extractor hood over, tiling to splashback, space and plumbing for washing machine and dishwasher, radiator along with door to rear and door into;

DOWNSTAIRS SHOWER ROOM: 2'5 x 9'2 : A modern suite to include close couple W.C, wash hand basin and walk in shower cubicle.

LANDING: 2'1 x 6'2 : Double glazed opaque window to side and doors into;

BEDROOM ONE: 8'7 x 12'9 : A great size double bedroom with double glazed bay window to front and radiator.

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

BEDROOM THREE: 5'7 x 8'6 : Double glazed window to rear and radiator.

BATHROOM: 5'7 x 6'8 : Fitted suite with panelled bath, wash hand basin, close couple W.C., tiling to walls, radiator and double glazed opaque window to front.

REAR GARDEN: A good size garden with paved patio area and lawn with fencing to borders along with access into;

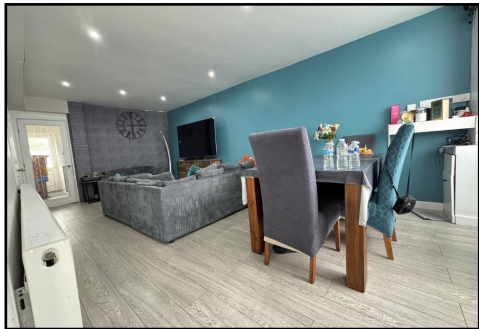
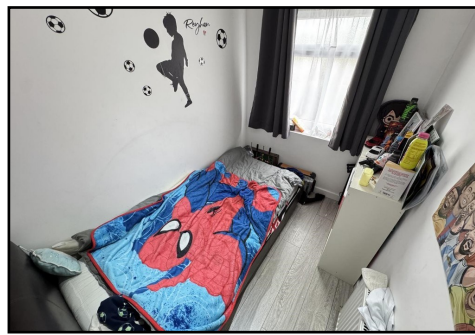
REAR OUTHOUSE: 17'3 x 18'5 : A fantastic additional space for ones own use with ceiling light and power points.

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.

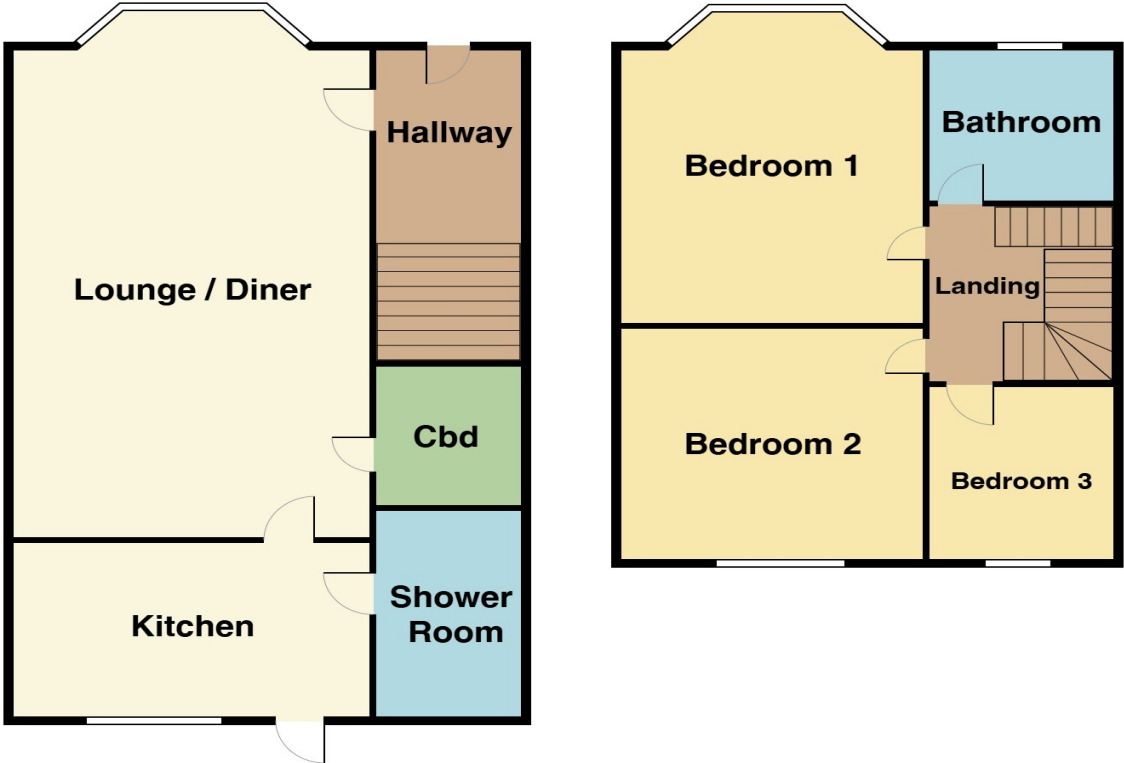


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.

12 CATHEL DRIVE, B42 1HH



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 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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