

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * DETACHED FAMILY HOME
- * THREE BEDROOMS
- * SPACIOUS THROUGH LOUNGE/DINER
- * FITTED KITCHEN
- * FAMILY SHOWER ROOM
- * DOWNSTAIRS GUEST W.C
- * OFF ROAD PARKING TO FRONT
- * SINGLE GARAGE TO REAR
- * PRIME LOCATION
- * NO UPWARD CHAIN



9 Shenstone Road, Great Barr, B43 5LW - Offers in excess of £275,000

Acres are delighted to offer for sale this lovely detached property located in a prime position with potential to extend (Subject to planning permission). Benefiting from double glazing and gas central heating (both where specified). The interiors offer spacious; enclosed porch leading into entrance hall, large through lounge/dining room and fitted kitchen leading into downstairs guest W.C.. To the first floor are two generous double bedrooms (both with fitted wardrobes) and a great sized third bedroom along with family shower room. Outside is a fore driveway allowing off road parking, to the rear is a large garden with patio to fore leading to lawn and to far rear offers a single garage with communal access. Viewing is essential to appreciate this lovely property and the size it has to offer along with the potential! NO UPWARD CHAIN!

Accessed from the fore via driveway offering off road parking and door leading to;

PORCH: 6'7 x 1'9 : Double glazed windows and door with door into;

HALLWAY: 6'7 max, 3'8 min x 11'2 : Stairs to first floor, cupboard space, radiator and doors into;

THROUGH LOUNGE/DINER: 11'4 max, 10'2 min x 26'9 (bay) : A great size through living / dining area with fire surround and fire, radiator, double glazed bay window to front and double glazed window to rear.

FITTED KITCHEN: 6'6 x 11'0 : Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, cooker and hob, tiling to splashback, space and plumbing for washing machine, space for fridge freezer and radiator along with door into downstairs guest W.C. and rear garden.

LANDING: 3'2 x 8'1 : Double glazed opaque window to side and doors into;

BEDROOM ONE: 11'3 x 14'1 (bay) 11'8 min : A great size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 11'3 max, 7'5 (wardrobe) x 12'3 : A further good size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM THREE: 6'7 x 7'9 : Double glazed window to front and radiator.

BATHROOM: 6'6 x 8'3 : Fitted suite with walk in shower cubicle, 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 access to rear garage.

REAR GARAGE: *(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: D

VIEWING: Recommended via Acres on 0121 358 6222.

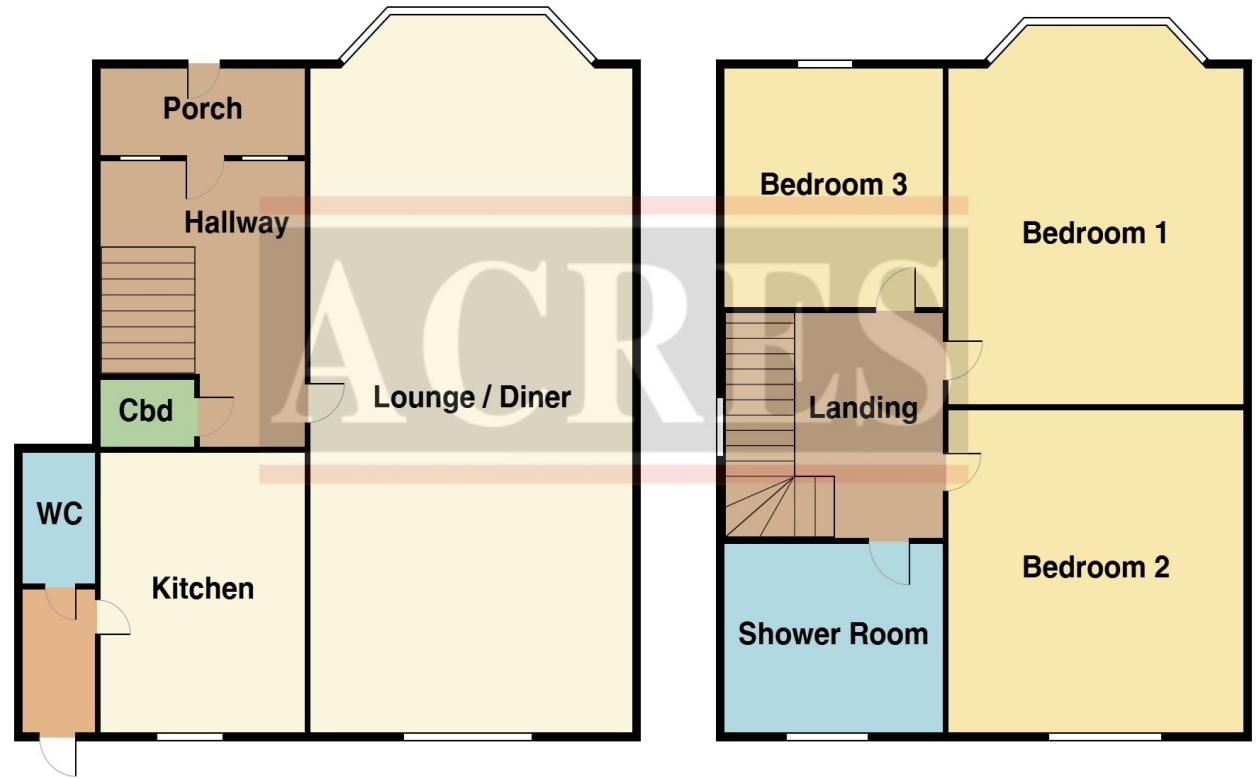


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.

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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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