

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- \* EXTENDED MID TERRACED PROPERTY
- \* FOUR BEDROOMS & LOFT STORAGE
- \* SPACIOUS LIVING ROOM
- \* EXTENDED MODERN KITCHEN/DINER
- \* DOWNSTAIRS FAMILY BATHROOM
- \* OFF ROAD PARKING TO FRONT &
- \* DOUBLE GARAGE TO REAR
- \* LARGE REAR GARDEN
- \* HIGH SPEC THROUGHOUT
- \* PRIME LOCATION



**78 Old Oscott Lane, Birmingham, B44 8TS - Offers in excess of £225,000**



A delightful example of an extended, refurbished, high quality four bed terraced family home set in an enviable position of Great Barr, close to excellent commuter links. Educational opportunities are plentiful and can be accessed on foot, having a host of daily shopping amenities also available within a stones throw. Complimented by fitted gas central heating and PVC double glazing (both where specified). The property has been tastefully extended and comprises: enclosed porch leading into entrance hall leading into a spacious lounge leading into beautifully fitted extended modern kitchen / diner with access into downstairs modern family bathroom. To the first floor are four well sized bedrooms perfect for family accommodation along with loft space offering fantastic storage space! To the front offers driveway allowing off road parking and to the rear is a patio throughout and large double garage to far rear. This property is finished to an outstanding standard therefor we anticipate a fast sale! Hurry before you're too late! IDEAL FIRST TIME BUY!

Access from the fore via driveway allowing off road parking to front along with steps leading too;

**PORCH: 5'9 x 2'2 :** Double glazed windows and door with door into;

**HALLWAY: 3'9 max, 2'7 min x 5'3 :** Stairs to first floor, radiator and doors into;

**LIVING ROOM: 11'4 max, 9'11 min x 16'8 (bay) 14'2 min :** A great size living area with radiator, double glazed bay window to front, access into large under stairs store room and door into;

**EXTENDED KITCHEN: 12'9 max, 6'4 min x 15'10 max, 6'7 min :** A stunning extended kitchen / diner 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 washing machine, dishwasher, space for fridge freezer and radiator along with double doors into patio and door into;

**DOWNSTAIRS BATHROOM: 7'1 x 6'6:** A stunning modern fitted suite with panelled bath, separate walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C., tiling to floor and walls and radiator.

**LANDING: 2'8 x 6'4 :** Access to loft and doors into;

**BEDROOM ONE: 8'8 x 10'8 :** A great size double bedroom with double glazed window to front and radiator.

**BEDROOM TWO: 8'8 max, 8'1 min x 11'4 :** A further good size double bedroom with double glazed window to rear and radiator.

**BEDROOM THREE: 9'3 max, 3'1 min x 9'9 max, 7'8 min :** A further double bedroom, double glazed window to rear and radiator.

**BEDROOM FOUR: 7'7 x 5'5:** A final spacious single bedroom, double glazed window to front and radiator.

**LOFT AREA: 14'7 x 8'7 :** A great additional space ideal for storage with lighting and power points along with housing gas central heated boiler.

**REAR GARDEN:** A good size garden with paved patio area throughout leading too;

**DOUBLE GARAGE: 14'0 x 17'5 :** Electric roller shutter door to front, ceiling light and power points along with double glazed window to rear and PVC door. *(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.

78 Old Oscott Lane, B44 8TS



Energy rating	Current	Potential
A		
B		90 B
C	69 C	
D		
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.

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