

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * SEMI DETACHED FAMILY HOME
- * THREE BEDROOMS
- * SPACIOUS LIVING ROOM
- * OPEN PLAN KITCHEN/DINER
- * FAMILY BATHROOM
- * LARGE REAR GARDEN
- * IDEAL FIRST TIME BUY
- * PRIME LOCATION
- * NO UPWARD CHAIN
- * 900+ YEAR LEASE AND £9 PER YEAR GROUND RENT



46 Holmesfield Road, Great Barr, B42 2DJ - Offers in the region of £210,000

Acres are delighted to offer for sale this semi detached property located on The Beeches with fantastic local schooling, public transport links into Birmingham City Centre that benefits from double glazing and gas central heating (both where specified). The interiors include large enclosed porch leading into hallway, very well presented living room, open plan fitted kitchen / diner with double doors onto patio. To the first floor is a landing with doors into two double bedrooms, one single bedroom and family bathroom with white suite. Outside is a lawn to front and to the rear is a patio to fore leading to lawn along with further decked patio to far rear along with shed storage unit! This is a very popular road so an early viewing is highly recommended to appreciate the standard & size throughout! **NO UPWARD CHAIN – IDEAL FIRST TIME BUY! THE PROPERTY HAS A 900 YEAR LEASE WITH AN OPTION TO PURCHASE THE FREEHOLD AT £1500 (Subject to valuation).**

Accessed from the fore via lawned garden and pathway leading to;

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

HALLWAY: 5'4 max, 2'7 min x 11'9 : Stairs to first floor, cupboard space, radiator and doors into;

LIVING ROOM: 10'2 max, 8'9 min x 14'6 : A great size living area with fire surround and fire, radiator, double glazed bay window to front.

KITCHEN/DINER: 15'8 max, 14'7 min x 9'9 : Open plan fitted kitchen / diner with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, space for cooker, tiling to splashback, space and plumbing for washing machine, space for fridge freezer and radiator along with dining area and sliding patio doors to rear.

LANDING: 6'8 max, 2'7 min x 6'0 : Access to loft and doors into;

BEDROOM ONE: 8'8 max, 8'4 min x 11'9 : A great size double bedroom with double glazed window to front and radiator.

BEDROOM TWO: 9'5 x 9'9 : A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 6'8 max, 3'4 min x 8'7 max, 4'5 min : A final spacious bedroom, double glazed window to front, cupboard space and radiator.

BATHROOM: 6'3 max, 2'5 min x 6'9 max 4'9 min : Fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to rear.

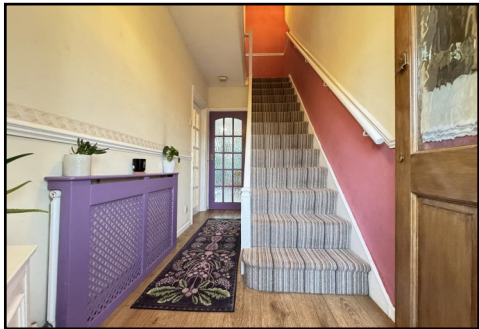
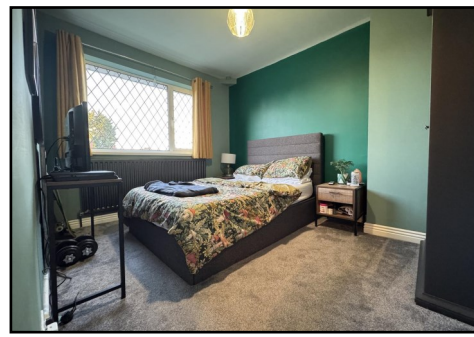
REAR GARDEN: A good size garden with paved patio area and lawn with fencing to borders.

TENURE: We have been informed by the vendors that property is **Leasehold**. (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.

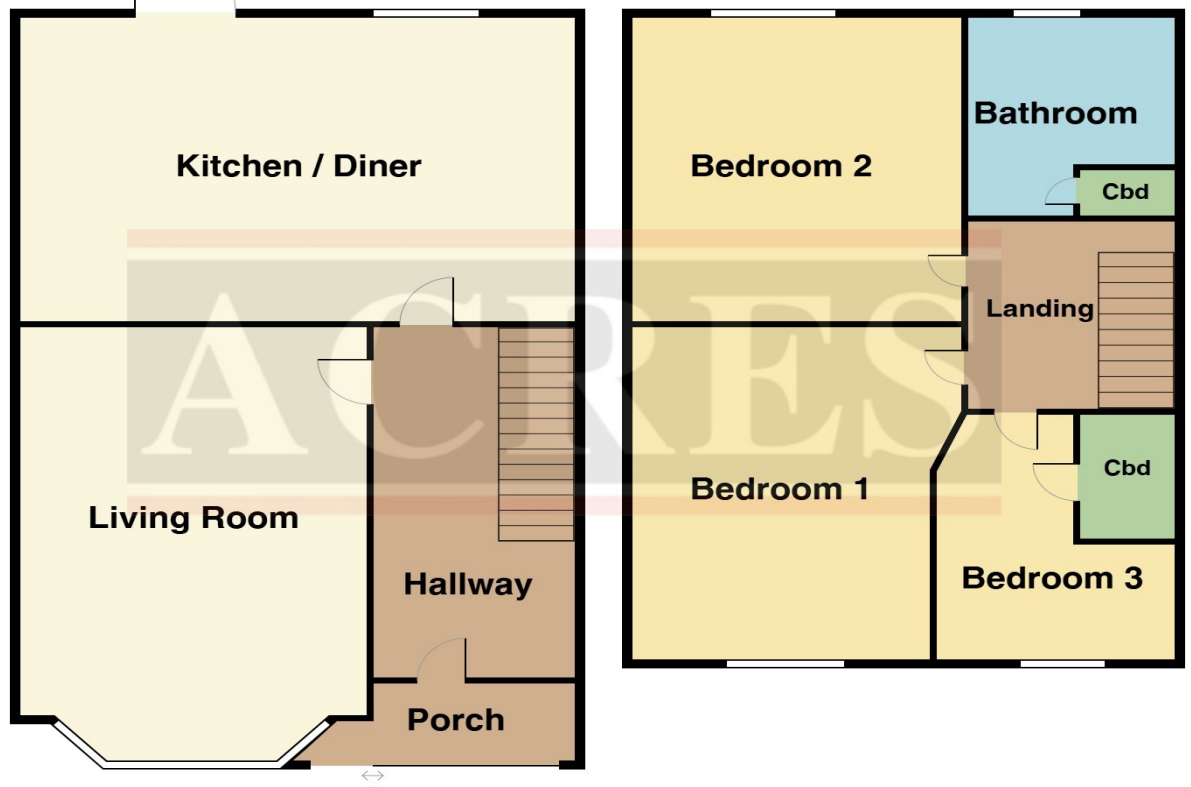


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.

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Energy rating	Current	Potential
A		
B		84 B
C		
D		
E	54 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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