

ACRES

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

- * SECOND FLOOR APARTMENT
- * TWO DOUBLE BEDROOMS
- * SPACIOUS LIVING ROOM
- * MODERN FITTED KITCHEN
- * MODERN FITTED BATHROOM
- * ONE GARAGE SPACE
- * COMMUNAL GARDENS
- * FANTASTIC VIEWS TO FRONT AND REAR
- * EXTENDED LEASE
- * PRIME LOCATION



53 Dunbar Grove, Great Barr, B43 7PT - Offers in the region of £165,000

Acres are delighted to offer for sale this spacious two double bedroom apartment with a great life of lease remaining, low ground rent & service charge along with being gas central heated and double glazed throughout! Situated on the second floor and offers; spacious hallway leading into two double bedrooms, spacious living room, modern re-fitted kitchen (with fantastic views to rear) and modern family bathroom. This property has allocated parking space and a single garage space along with communal rear gardens. Early viewings are essential to appreciate size, location and quality! IDEAL FIRST TIME BUY – HURRY BEFORE YOU'RE TOO LATE!

Accessed via communal hallway with stairs leading to the second floor along with door into;

HALLWAY: Multiple cupboard space, access into loft, radiator and doors into;

LIVING ROOM: A great size living area with radiator, double glazed window to front and side with fantastic views over Birmingham skyline.

FITTED KITCHEN: A modern re-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 washing machine, space for fridge freezer and radiator along with fantastic views and privacy to rear.

BEDROOM ONE: A great size double bedroom with double glazed window to rear and radiator.

BEDROOM TWO: A further good size double bedroom with double glazed window to front and radiator.

BATHROOM: A modern re-fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, close couple W.C., tiling to walls, radiator and double glazed opaque window to rear.

COMMUNAL GARDEN: A good size garden with lawn and access to;

SINGLE GARAGE: Single garage located en-bloc with up and over garage door, allowing off road parking. *[\(please check the suitability of this garage for your own vehicle\)](#)*

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: A

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.

53 Dunbar Grove, Great Barr, B43 7PT



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 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.

53 Dunbar Grove, Great Barr, Birmingham, B43 7PT.