

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- \* MID TERRACED FAMILY HOME
- \* TWO DOUBLE BEDROOMS
- \* SPACIOUS LIVING ROOM
- \* OPEN PLAN KITCHEN/DINER
- \* LARGE CONSERVATORY
- \* FAMILY BATHROOM
- \* OFF ROAD PARKING TO FRONT
- \* LOW MAINTENANCE GARDEN TO REAR
- \* HIGH SPEC THROUGHOUT
- \* IDEAL FIRST TIME BUY



29 Tideswell Road, Great Barr B42 2DU - Offers in excess of £210,000



Acres are delighted to offer for sale this lovely well presented property that benefits from double glazing and gas central heating (both where specified). The interiors include hallway, very well presented living room leading into beautiful modern re-fitted kitchen / diner and double doors into large conservatory. To the first floor is a light and airy landing with access into loft plus two double bedrooms and family bathroom with white suite. Outside is a paved driveway with parking space and to the rear is a patio to fore leading to artificial lawn, to the far rear of the garden is a further decked patio area! This is a very popular road so an early viewing is highly recommended along with the high spec throughout we anticipate high levels of interest! **HURRY BEFORE YOU'RE TOO LATE – IDEAL FIRST TIME BUY!**

Accessed via block paved driveway allowing off road parking to front along with door leading into;

**HALLWAY: 4'8 x 3'7:** Stairs to first floor and door into;

**LIVING ROOM: 14'6 / 10'7max x 9'5min:** A great size living area with radiator, double glazed bay window to front and double doors into;

**OPEN PLAN KITCHEN/DINER: 13'7 x 10'4:** Open plan re-fitted kitchen / diner with drawer base and eye level units, work surfaces, sink and drainer, space for range style cooker, hob with extractor hood over, tiling to splashback, integrated fridge freezer, space and plumbing for washing machine, cupboard space, dining area with radiator and double glazed doors into;

**CONSERVATORY: 11'7 x 10'7:** A great additional room with radiator, double glazed windows surrounding with double glazed doors out to garden.

**LANDING: 7'5max x 4'5min / 2'7:** Doors into;

**BEDROOM ONE: 15'8max x 9'7min / 13'6max x 5'7min:** A great size double bedroom with double glazed window to front, built in cupboard space and radiator.

**BEDROOM TWO: 10'7max x 8'1min / 9'9max x 6'8min:** A further good size double bedroom with double glazed window to rear and radiator.

**BATHROOM: 6'9 x 5'2:** Fitted suite with panelled bath and shower unit over, wash hand basin, close couple W.C., tiling to part walls, radiator and double glazed opaque window to rear.

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

**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:** 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.

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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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