

# ACRES

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- EXTENDED SEMI DETACHED HOUSE
- FOUR BEDROOMS
- OPEN PLAN KITCHEN / DINER
- SEPARATE UTILITY ROOM
- SPACIOUS LIVING ROOM
- FAMILY BATHROOM
- OFF ROAD PARKING & GARAGE
- LOW MAINTENANCE REAR GARDEN
- SOUGHT AFTER LOCATION
- NO UPWARD CHAIN



**PEVERIL WAY, GREAT BARR, B43 6ER - OFFERS OVER £300,000**

**PORCH:** 5'5 x 5'2 : A spacious porch area with double glazed windows and door with door into;

**HALLWAY:** 5'9 max, 2'9 min x 12'7 : Stairs to first floor, understairs cupboard space, radiator and doors into;

**LIVING ROOM:** 12'4 max, 11'3 min x 15'1 : A great size living area with fire surround and fire, radiator, double glazed window to front.

**OPEN PLAN KITCHEN/DINER:** 18'8 x 8'1 : A open plan fitted 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, radiator and door into;

**SEPARATE UTILITY ROOM:** 7'3 x 8'1 : Space and plumbing for washing machine, tumble dryer and fridge, double glazed window and door to rear along with door into side garage.

**LANDING:** 8'2 max, 3'8 min x 7'3 : A spacious light and airy landing with doors into;

**BEDROOM ONE:** 7'2 x 24'8 : A great size double bedroom with dual aspect double glazed window to front and rear and radiator.

**BEDROOM TWO:** 12'4 max, 9'1 (wardrobe) x 12'1 : A further good size double bedroom with built in wardrobe system, double glazed window to front and radiator.

**BEDROOM THREE:** 9'9 x 11'5 : A further double bedroom, double glazed window to rear and radiator.

**BEDROOM FOUR:** 8'4 x 8'1 : A final single bedroom, double glazed window to rear and radiator.

**SHOWER ROOM:** 5'8 X 7'6 : Fitted suite with fully tiled walk in shower, wash hand basin set into vanity unit, close couple W.C. tiling to floor and walls, radiator and double glazed opaque window to front.

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

**GARAGE:** 7'3 x 19'1 : A good sized single garage with up and over garage door to front, ceiling light and power points. (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.



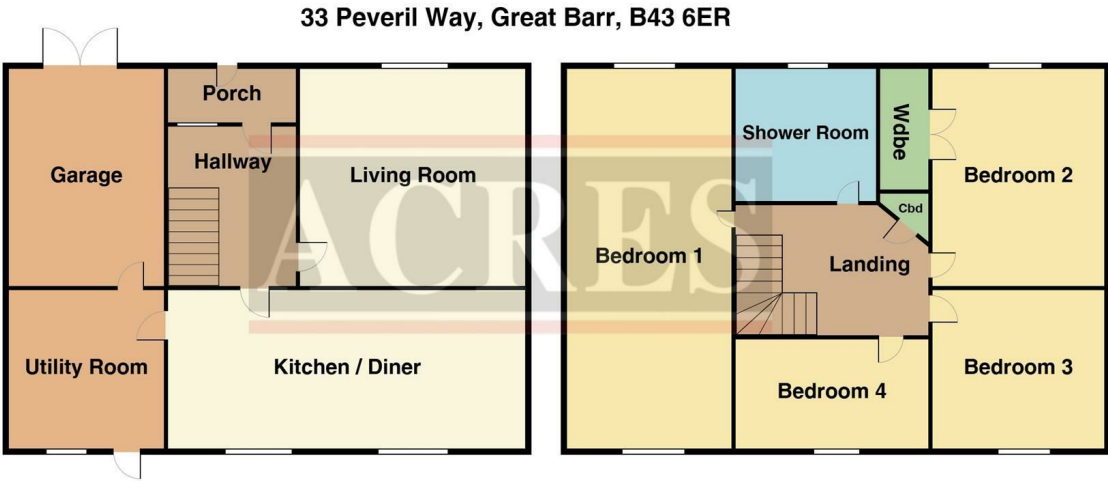
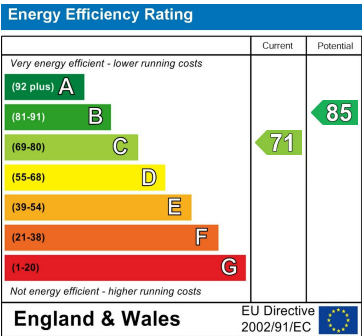




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THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

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.