

ACRES

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

- * EXTENDED DETACHED FAMILY HOME
- * THREE DOUBLE BEDROOMS
- * MASTER BEDROOM WITH WALK IN WARDROBE AND ENSUITE
- * MODERN FAMILY BATHROOM
- * SPACIOUS DINING FRONT TO FRONT
- * EXTENDED LIVING ROOM TO REAR
- * EXTENDED FITTED KITCHEN
- * OFF ROAD PARKING AND GARAGE
- * LOW MAINTENANCE GARDEN AND OUT-HOUSE TO REAR
- * HIGH SPEC THROUGHOUT



13 Red House Park Road, Great Barr, B43 6ND - Offers in the region of £350,000

Acres are delighted to advertise for sale this extended detached three bedroom family home. Set in an extremely popular estate located near Red House Park and popular local schools, this gem is not to be missed! The property benefits from gas central heating and double glazing (both where specified). The interiors include; enclosed porch, entrance hall open plan with dining room to front along with additional extended living room to rear feeding into extended modern kitchen to rear. To the first floor are three excellent bedrooms (master bedroom with extended walk in wardrobe space / potential nursery room and modern en suite shower room) and a modern family bathroom. Outside is a fore garden with driveway space and garage to the front with potential to be converted into further living space. To the rear is a patio to fore leading to lawn and to far rear outhouse shed unit with lighting and electrical points. Early viewings are essential to appreciate the interiors and further potential with the property! **HURRY BEFORE YOU'RE TOO LATE!**

Accessed from the fore via brick block driveway offering off road parking along with access to garage front and door leading into;

PORCH: 2'7 x 2'1 : Double glazed door with door into;

DINING ROOM: 10'9 max, 7'3 min x 16'6 : A spacious reception room currently used as diner with stairs to first floor, double glazed window to front, radiator and door into;

LIVING ROOM: 14'9 max, 13'2 min x 19'3 : A great size extended living area with fire surround and fire, radiator, double glazed double doors to rear along with door into;

FITTED KITCHEN: 5'6 max, 4'9 min x 18'9 : Modern extended fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer, cooker with gas with extractor hood over, tiling to splashback, space and plumbing for washing machine, space for fridge freezer, double glazed window and door to rear and radiator.

LANDING: 5'5 max, 2'6 min x 4'6 max, 3'1 min : Double glazed opaque window to side and doors into;

BEDROOM ONE: 15'1 x 10'8 : A great size double bedroom with two double glazed windows to rear and radiator and door into;

WALK IN WARDROBE/NURSERY: 7'2 max, 4'9 min x 11'9 : A fantastic additional space with potential to become Nursery space, double glazed window to rear and door into;

ENSUITE: 4'7 x 6'6 : A modern re-fitted suite to include walk in shower cubicle, wash hand basin, close couple WC, tiling to walls and double glazed window to front.

BEDROOM TWO: 9'7 x 8'1 : A further good size double bedroom with double glazed window to front and radiator.

BEDROOM THREE: 8'5 x 8'5 : A final spacious double bedroom, double glazed window to front and radiator.

BATHROOM: 5'7 x 6'4 : A modern fitted suite with panelled bath and shower over, wash hand basin, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to side.

REAR GARDEN: A good size garden with paved patio area to fore and lawn with fencing to borders along with large outhouse shed unit to far rear with lighting and electrical points.

GARAGE: Pull to garage door, 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: D.

VIEWING: Recommended via Acres on 0121 358 6222.

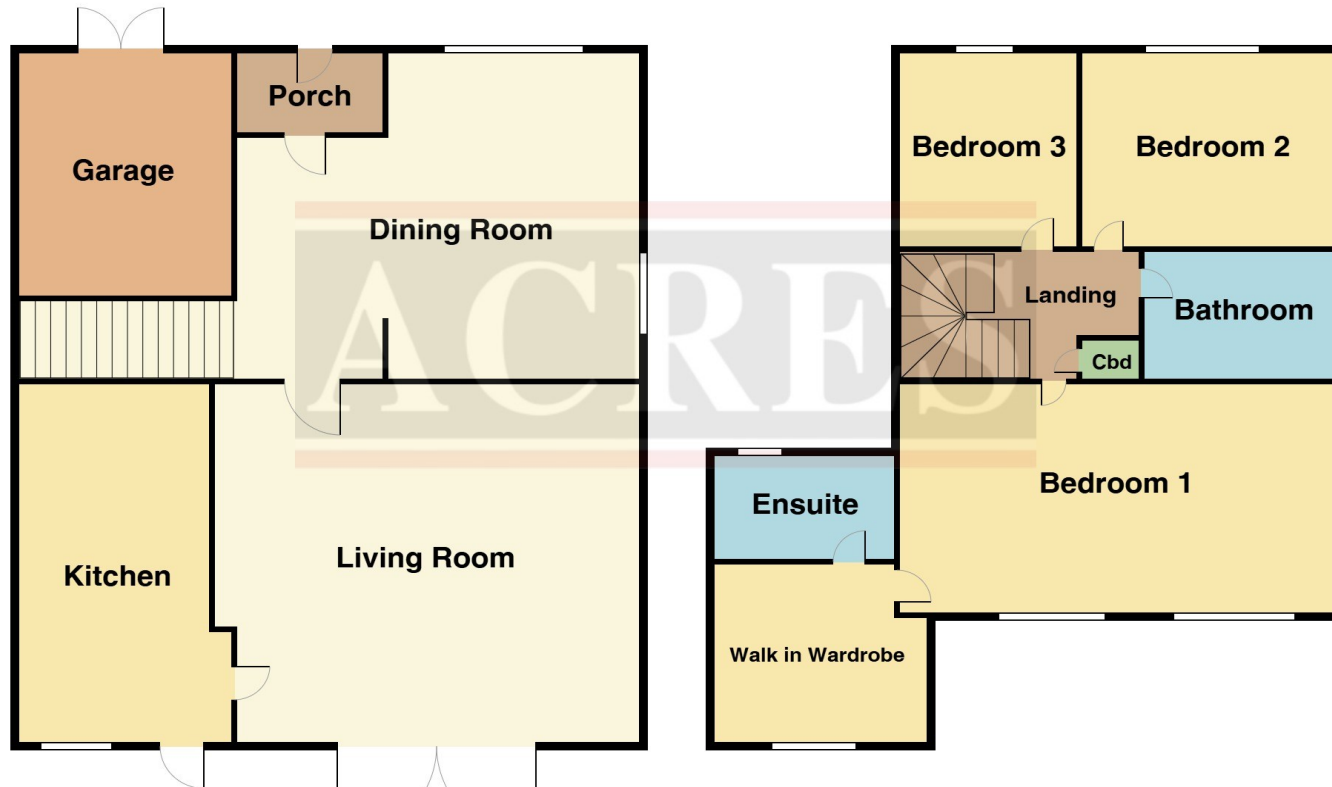


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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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EPC TO BE INSERTED HERE

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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