

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- \* EXTENDED SEMI DETACHED HOUSE
- \* FOUR BEDROOMS
- \* THREE RECEPTION ROOMS
- \* EXTENDED OPEN PLAN KITCHEN/DINER
- \* SEPARATE UTILITY AREA
- \* DOWNSTAIRS GUEST W.C.
- \* EN-SUITE OFF BEDROOM ONE
- \* MAIN FAMILY BATHROOM
- \* LARGE DRIVEWAY & REAR GARDEN
- \* PRIME LOCATION



111 Coronation Road, Great Barr B43 7AU - Offers in the region of £350,000

It is a pleasure to offer for sale this superb traditionally styled property that has been extended in all areas! Benefiting from double glazing and gas central heating (both where specified). The interiors offer large welcoming hallway, generous through lounge leading into extended kitchen open plan with dining area, separate utility with access into guests W.C. along with two further reception rooms (one currently used as downstairs fifth bedroom). To the first floor are four excellent bedrooms and en suite shower room in bedroom one and further family bathroom. Outside is a fore garden offering multiple parking space and to the rear is a well sized garden with patio to fore and long lawn backing onto Merrion's Wood giving fantastic privacy! Viewing comes highly recommended to appreciate this fabulous family home! Hurry before you're too late!

Accessed via driveway allowing off road parking to front for multiple cars along with door into;

**HALLWAY: 14'5 / 5'5max x 2'7min:** Stairs to first floor and doors into;

**THROUGH LOUNGE: 24'5 / 11'4max x 10'3min:** A great size through living area with fire surround and fire, double glazed bay window to front, further living space to rear with radiator and double glazed doors into;

**EXTENDED OPEN PLAN KITCHEN/DINER: 23'6max / 19'5max x 10'11min:** Extended 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 range style cooker, extractor hood over, opening into the dining area with radiator and doors into;

**SEPARATE UTILITY: 6'2 x 4'9:** A good additional room with space and plumbing for washing machine and storage space.

**DOWNSTAIRS GUEST W.C: 6'4 x 2'10:** Close couple W.C. and wash hand basin and radiator.

**SECOND SITTING ROOM: 17'6 x 9'9:** A further good size reception room with double glazed window to rear, radiator and door onto patio.

**THIRD SITTING ROOM/DOWNSTAIRS FIFTH BEDROOM: 9'3 x 6'2:** A final reception room for ones own use (currently used as bedroom five) with radiator and double glazed window to front.

**LANDING: 6'8 x 2'5:** Doors into;

**BEDROOM ONE: 11'4max x 9'9(wardrobe) / 10'5max x 8'5(wardrobe):** A great size double bedroom with built in wardrobe system, double glazed window to rear, radiator and door into;

**EN-SUITE: 6'10 x 5'4:** Shower cubicle, wash hand basin, close couple W.C. , radiator and double glazed opaque window to rear.

**BEDROOM TWO: 13'9(into bay) x 11'0min / 11'10max x 9'9min:** A further good size double bedroom with double glazed bay window to front and radiator.

**BEDROOM THREE: 11'10 x 6'2:** A further good sized double bedroom, double glazed window to front and radiator.

**BEDROOM FOUR: 7'3 x 6'0:** A final good sized bedroom, double glazed window to front and radiator.

**BATHROOM: 7'8 x 6'2:** Fitted suite with stand alone bath, shower cubicle, wash hand basin, close couple W.C., tiling to floor, radiator and double glazed opaque window to rear.

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

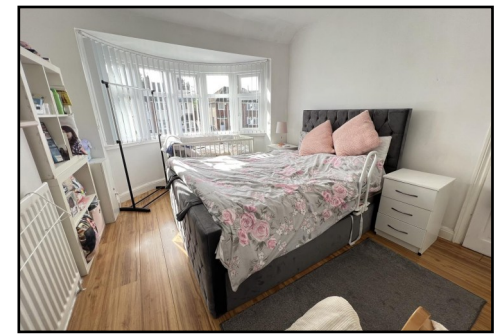
**TENURE:** We have been informed by the vendors that property is **Freehold**. (Please note that details of the tenure should be confirmed by any prospective purchaser's solicitor).

**FIXTURES & FITTINGS:** As per sales particulars.

**COUNCIL TAX BAND:** C.

**VIEWING:** Recommended via Acres on 0121 358 6222.



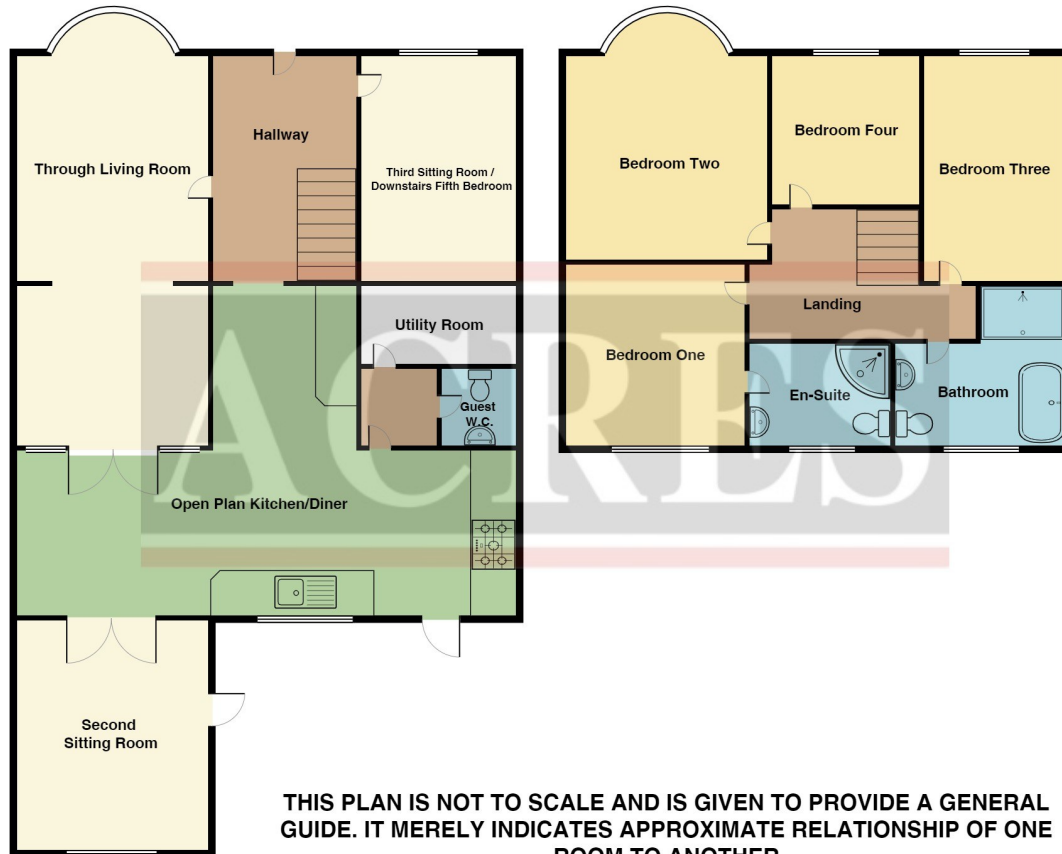


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.

Coronation Road, Great Barr, Birmingham, B43 7AU



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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