

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- EXTENDED SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- SPACIOUS THROUGH LIVING ROOM
- EXTENDED DINING ROOM
- EXTENDED FITTED KITCHEN
- DOWNSTAIRS GUEST W.C.
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- WELL MANICURED REAR GARDEN
- HIGH SPEC THROUGHOUT



**TEDDINGTON GROVE, PERRY BARR, B42 1RQ - OFFERS IN EXCESS OF £270,000**

Acres are delighted to offer for sale this traditional styled extended semi detached property ideally located in a lovely location benefiting from double glazing and gas central heating (both where specified). The interiors include; enclosed porch, entrance hall, family through lounge feeding into extended dining area feeding into extended fitted kitchen with access into side passageway! To the first floor are three bedrooms and a modern re-fitted modern bathroom. Outside is a fore block paved driveway allowing off road parking and to the rear is a well manicured garden with patio to fore leading to lawn with garage to far rear! This property should be viewed to be fully appreciated both location, size and standard! IDEAL FIRST TIME BUY – HURRY BEFORE YOU'RE TOO LATE!

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

PORCH: 7'9 x 1'4: Double glazed windows and door with door into;

HALLWAY: 5'3 max, 2'6 min x 15'7: Stairs to first floor, access into downstairs guest W.C., radiator and doors into;

LIVING ROOM: 9'9 max, 8'6 min x 21'0 (bay) 19'4 min: A great size through living area with fire surround and fire, radiator, double glazed bay window to front and double doors into;

DINING ROOM: 7'7 x 13'4: A great extended spacious reception room currently used as diner with double glazed double doors to rear garden, radiator and double doors into;

EXTENDED FITTED KITCHEN: 6'9 x 16'5: Extended fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, electric hob with extractor hood over, tiling to splashback, space and plumbing for washing machine and dishwasher, along with door into side passageway.

SIDE ACCESS: 3'4 x 25'1: Having door to front and rear and space for fridge freezer.

GUEST W.C: 2'2 x 5'4: Close couple W.C, wash hand basin set into vanity unit and window to side.

LANDING: 2'3 x 6'3: Double glazed opaque window to side and doors into;

BEDROOM ONE: 9'9 max, 8'2 min x 12'2 (bay) 9'4 min: A great size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 8'5 x 11'7: A further good size double bedroom with double glazed bay window to rear and radiator.

BEDROOM THREE: 6'9 x 5'9: A final spacious singled bedroom with double glazed window to front and radiator.

BATHROOM: 5'1 x 6'5: A modern re-fitted suite with panelled bath, shower over, wash hand basin, close couple W.C, tiling to walls, radiator and double glazed opaque window to rear.

REAR GARDEN: A good size garden with paved patio area and lawn with fencing to borders along with access into;

REAR GARAGE: 15'4 x 15'7: (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: B.

VIEWING: Recommended via Acres on 0121 358 6222.







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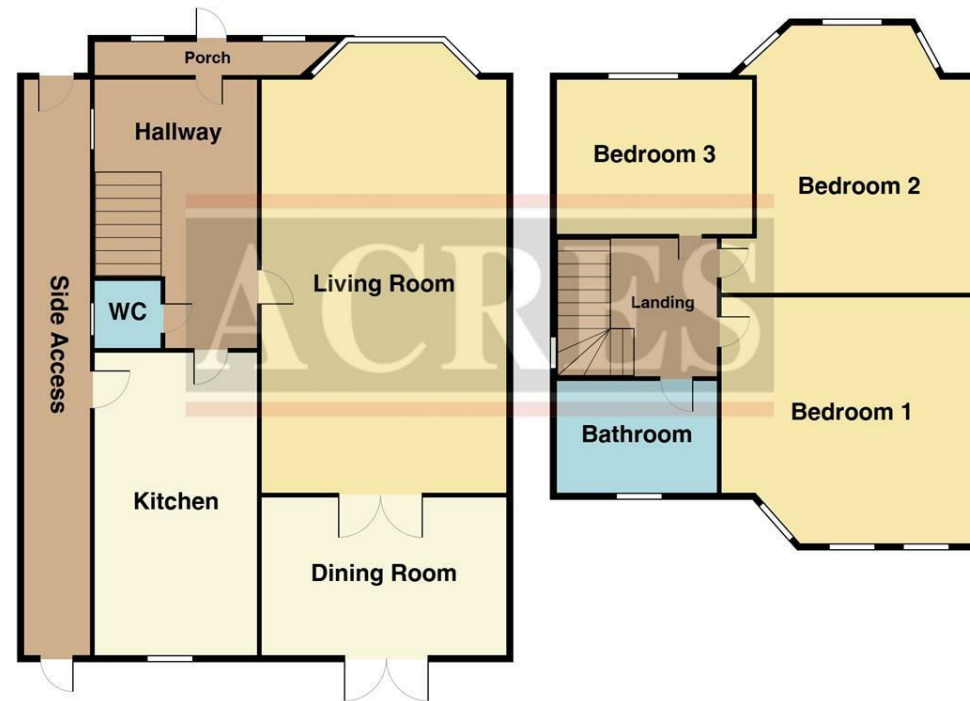
**COUNCIL TAX :** B

**VIEWING:** Highly recommended via Acres on 0121 358 6222

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



122 Teddington Grove, Perry Barr, B42 1RQ



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.