

# ACRES

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

- \* SEMI DETACHED HOUSE
- \* FOUR BEDROOMS
- \* LARGE THROUGH LIVING ROOM
- \* OPEN PLAN KITCHEN / DINER
- \* SEPARATE UTILITY
- \* DOWNSTAIRS SHOWER ROOM
- \* MODERN FAMILY BATHROOM
- \* CONSERVATORY
- \* LARGE DRIVEWAY
- \* PRIME LOCATION



**39 Longleat, Great Barr B43 6PS - Offers in the region of £415,000**



Beautifully situated on the very popular Longleat off Monksfield Avenue this superb property benefits double glazing and gas central heating (both where specified). The interiors include enclosed porch, entrance hall, through living / dining room leading into large conservatory, modern fitted kitchen / diner, separate utility and downstairs shower room. To the first floor are three excellent double bedrooms all with fitted wardrobe's and a single bedroom, modern family bathroom and separate WC. Outside is a fore garden with lawn and large driveway for parking and access to garage front. To the rear is an incredible garden with decked patio to fore leading to a large lawn with an abundance of trees and shrubs throughout. If you are looking for a lovely location and fabulous property with minimal work this will be the perfect home for you!

Accessed via block paved driveway allowing off road parking for multiple cars along with access to store / garage front and door into;

**PORCH: 5'11 x 3'7:** Double glazed window and door with door into;

**HALLWAY: 14'7 / 5'8max x 2'7min:** Stairs to first floor, radiator and door into;

**THROUGH LIVING ROOM/DINER: 26'3 / 11'2max x 10'1min:** A good size through living area with double glazed bay window to front, radiator, fire surround with fire, dining area with further radiator and double glazed doors into;

**CONSERVATORY: 13'3 x 10'6:** A great additional room with double glazed roof and windows surrounding, radiator and doors out to garden.

**KITCHEN/DINER: 13'7max x 7'5min / 13'6max x 8'11min:** A modern fitted kitchen / diner with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, further double glazed window, integrated oven and gas hob and extractor hood over, integrated microwave and dishwasher, space for fridge freezer, tiling to splashback, radiator, doors out to garden and door into;

**SEPARATE UTILITY: 7'2 x 4'1:** Work surfaces with space and plumbing for washing machine and tumble dryer, double glazed window to side and door into;

**DOWNSTAIRS SHOWER ROOM: 7'1 x 5'10:** Shower cubicle, wash hand basin, close couple W.C., ladder style towel rail/radiator and double glazed opaque window.

**LANDING: 8'11 / 8'9max x 2'4min:** A light and airy landing with doors into;

**BEDROOM ONE: 11'11 / 11'2max x 9'1(wardrobe):** A good size double bedroom with built in wardrobe system, double glazed window to rear, radiator and door into;

**BEDROOM TWO: 11'8 / 11'2max x 9'1(wardrobe):** A further good size double bedroom with built in wardrobe system, double glazed window to front and radiator.

**BEDROOM THREE: 13'7 / 8'6max x 6'6(wardrobe):** A final great sized double bedroom, built in wardrobe system, double glazed window to front and radiator.

**BEDROOM FOUR: 9'1max x 5'7min / 7'2 x 4'6:** Double glazed window to side and radiator.

**BATHROOM: 10'6 x 5'6:** White suite with corner bath, separate shower cubicle, wash hand basin, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to rear.

**SEPARATE W.C.: 5'9 x 2'7:** A further close couple W.C., wash hand basin and double glazed opaque window to rear.

**STORE ROOM: 8'4 x 7'8:** For ones own use ideal for storage.

**REAR GARDEN:** A great size garden with paved patio to side, decked patio with steps lawn area and fencing to borders.

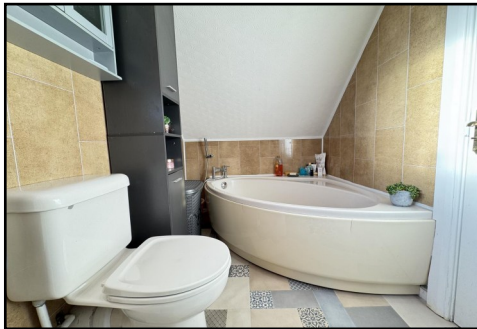
**TENURE:** We have been informed by the vendors that property is Freehold. (Please note that details of the tenure should be confirmed by any prospective purchaser's solicitor).

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

**COUNCIL TAX BAND:** D.

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





FREE SALES & RENTAL VALUATIONS — INDEPENDANT 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.

Longleat, Great Barr



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		