

ACRES

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

- * EXTENDED SEMI DETACHED FAMILY HOME
- * THREE BEDROOMS
- * THROUGH LIVING ROOM
- * ADDITIONAL STUDY RECEPTION ROOM
- * EXTENDED OPEN PLAN KITCHEN/DINER
- * SEPARATE UTILITY
- * CONSERVATORY
- * DOWNSTAIRS MODERN SHOWER ROOM
- * SPACIOUS FAMILY BATHROOM
- * NO UPWARD CHAIN



4 Waddington Avenue, Great Barr, B43 5JG - Offers in the region of £350,000

It is a pleasure to offer for sale this superb traditionally styled property that has been heavily extended throughout. Benefiting from double glazing and gas central heating (both where specified). The interiors offer large enclosed porch, welcoming hallway, generous through living room, further reception room currently used as study, extended open plan kitchen / diner leading into separate utility, downstairs shower room and conservatory! To the first floor are three excellent bedrooms along with family bathroom. Outside is a brick blocked fore garden offering parking space and to the rear is a well sized garden with long lawn and patio area. If your looking for a great size home with potential to turn into your own look no further! NO UPWARD CHAIN!

Accessed from the fore via driveway offering off road parking for multiple cars along with door leading to;

PORCH: 5'4 x 3'11 : Double glazed windows and door with door into;

HALLWAY: 6'2 max, 3'7 min x 22'1 : Stairs to first floor, cupboard space, radiator and doors into;

THROUGH LOUNGE: 11'1 max, 10'1 min x 25'5 (bay) : A great size through living area with radiator and double glazed bay window to front.

OPEN PLAN KITCHEN/DINER: 25'10 x 12' max, 7'6 min : Extended 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, tiling to floor, radiator and open plan with dining space along with sliding patio doors into conservatory.

SEPARATE UTILITY: 7'0 x 4'3 : Space and plumbing for washing machine and tumble dryer along with wall mounted cupboards.

CONSERVATORY: 15'2 max, 9'2 min x 9'6 max, 7'2 min : A fantastic additional space with double glazed windows and double glazed double doors to rear.

STUDY: 6'9 12'6 : A further fantastic additional space currently used as study, built in cloakroom storage and double glazed window to front and radiator.

DOWNSTAIRS SHOWER ROOM: 6'6 max, 5'9 min x 7'10 max, 6'1 min : A modern fitted suite having walk in shower cubicle, wash hand basin set into vanity unit and close coupled W.C.

LANDING: 6'2 max, 3'1 min x 7'6 : Double glazed opaque window to side and doors into;

BEDROOM ONE: 11'3 max, 10'1 min x 14'1 (bay) 11'6 min : A great size double bedroom with double glazed bay window to rear and radiator.

BEDROOM TWO: 11'1 max, 9'2 (wardrobe) x 14'4 (bay) 11'7 min : A further good size double bedroom with built in wardrobe system, double glazed window to front and radiator.

BEDROOM THREE: 6'1 x 7'4 : A final spacious single bedroom, double glazed window to front and radiator.

BATHROOM: 5'7 x 7'9 : Fitted suite with panelled bath with shower over, wash hand basin, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to rear.

REAR GARDEN: A good size garden with decked patio area to fore 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.

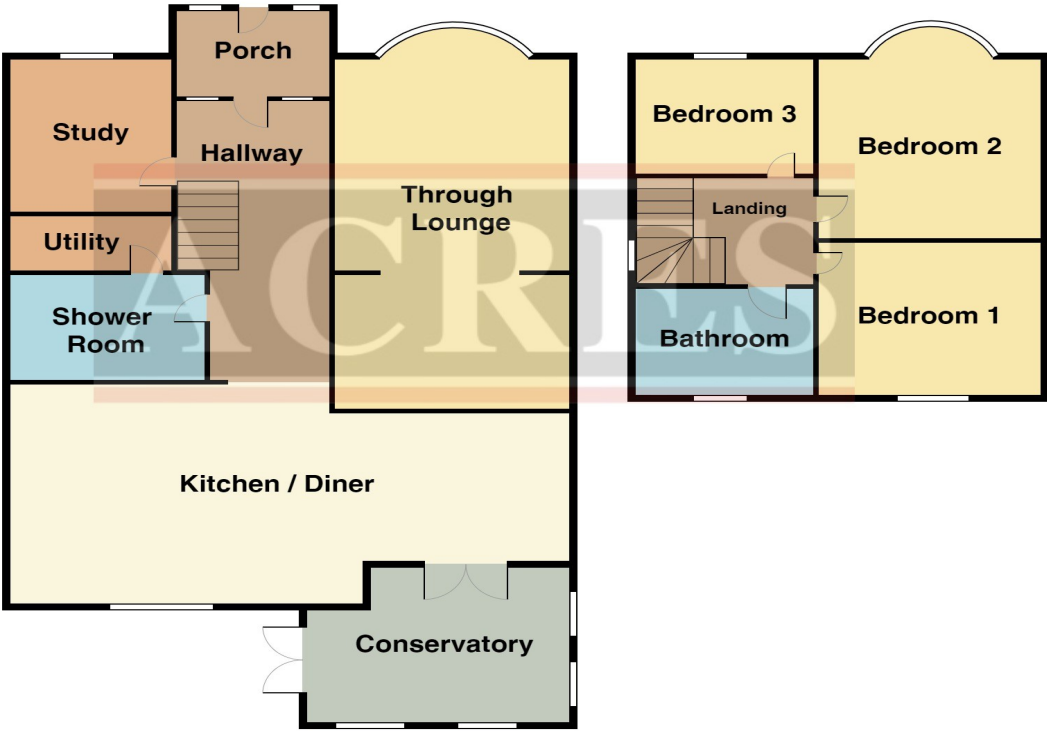


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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