

ACRES

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- EXTENDED SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- SPACIOUS LIVING ROOM TO FRONT
- SEPARATE DINING ROOM TO REAR
- MODERN FITTED KITCHEN
- EXTENDED UTILITY ROOM
- DOWNSTAIRS GUEST W.C.
- MODERN FAMILY BATHROOM
- SINGLE GARAGE SPACE
- NO UPWARD CHAIN



GAINSBOROUGH ROAD, GREAT BARR, B42 1NA - OFFERS AROUND £265,000

It is a pleasure to offer for sale this superb traditionally styled property that has been extended and upgraded throughout & set in a prime location off the Walsall Road with fantastic public transport links and access to local shops. Benefiting from double glazing and gas central heating (both where specified). The interiors offer enclosed porch, light and airy welcoming hallway, generous living room to front along with second rear reception room and modern fitted kitchen open plan with extended utility space and downstairs guest W.C.. To the first floor are three excellent sized bedrooms and large modern family bathroom. Outside is a fore garden along with side access to garage front allowing off road parking and to the rear is a well sized low maintenance garden with patio to fore, steps leading to further patio area and lawn to far rear. Viewing comes highly recommended to appreciate this fabulous family home! Hurry before you're too late! NO UPWARD CHAIN!

Accessed via fore garden with pathway leading too;

PORCH: 6'7 x 3'2: Double glazed windows and door with door into;

HALLWAY: 6'5 max, 3'7 min x 9'1: Stairs to first floor, cupboard space, radiator and doors into;

FRONT RECEPTION ROOM: 11'8 x 14'6 max, 9'2 min: A great size living area with fire surround and fire, radiator, double glazed bay window to front.

REAR RECEPTION ROOM: 10'9 x 10'8: A great sized additional reception room with radiator and double glazed double doors to rear.

FITTED KITCHEN: 7'3 x 11'4: A modern fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer, integrated oven, gas hob with extractor hood over, tiling to splashback, double glazed window to side, radiator, leading into;

UTILITY ROOM: 3'1 x 4'6: Space and plumbing for washing machine, double glazed window and door to rear and door into;

GUEST W.C: 4'7 x 4'6: Close couple W.C, wash hand basin, radiator and double glazed opaque window.

LANDING: 3'4 x 7'3: Double glazed opaque window to side and doors into;

BEDROOM ONE: 10'9 x 14'5 (bay) 12'0 min: A great size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 10'9 x 10'9: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 7'4 x 7'5: A final spacious single bedroom, double glazed window to front and radiator.

BATHROOM: 7'3 x 8'5: A modern fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to rear.

REAR GARDEN: A good size garden with paved patio area and steps leading down too further paved patio area with fencing to borders and lawn to far rear.

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

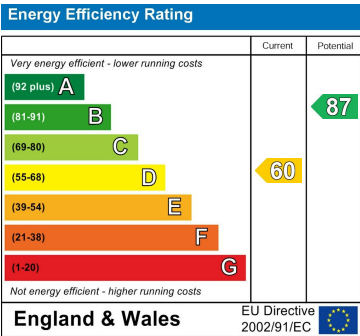
VIEWING: Recommended via Acres on 0121 358 6222.



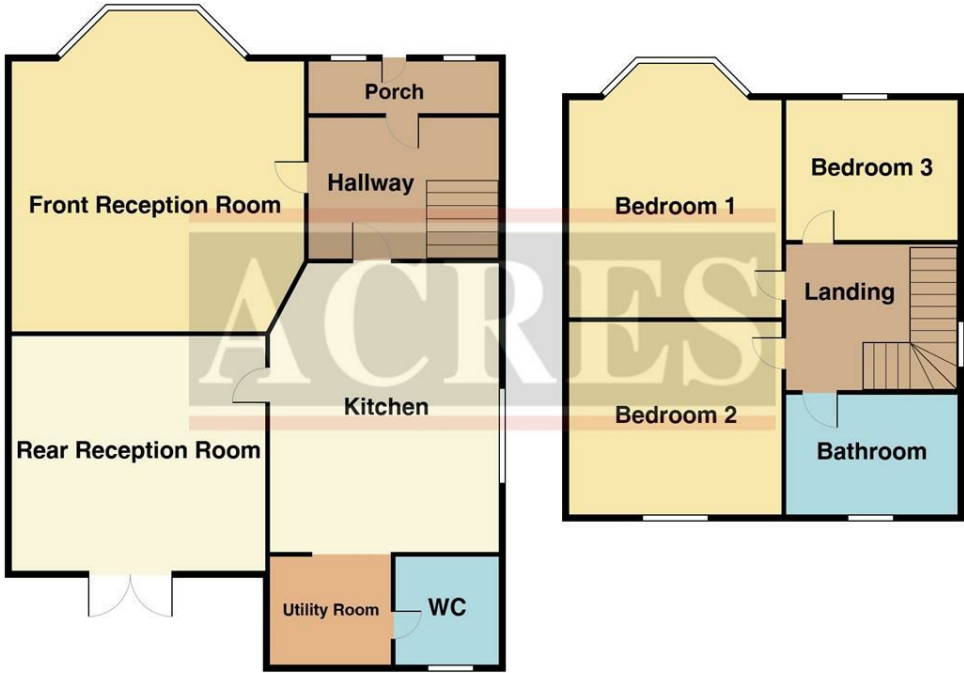
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COUNCIL TAX : C

VIEWING: Highly recommended via Acres on 0121 358 6222



37 Gainsborough road, Great Barr, B42 1NA



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.

