

ACRES

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- DETACHED FAMILY HOME
- FOUR BEDROOMS
- THREE SPACIOUS RECEPTION ROOMS
- OPEN PLAN KITCHEN / DINER
- SEPARATE UTILITY ROOM
- DOWNSTAIRS GUEST W.C.
- LARGE FAMILY BATHROOM
- SIDE DOUBLE GARAGE
- LARGE DRIVEWAY
- NO UPWARD CHAIN



BIRMINGHAM ROAD, GREAT BARR, B43 7AE - OFFERS AROUND £675,000

It is a privilege to offer for sale this incredible detached family home that has wonderful spacious interiors throughout and beaming with potential in every way imaginable! Benefiting from double glazing and gas central heating (both where specified). The property offers, large enclosed porch, well presented spacious entrance hall, classically styled through living room, further sitting room with bay window to rear along with a third reception room used as dining space! Spacious open plan fitted kitchen with dining area, separate utility and downstairs guest W.C. with additional store room and side double garage. To the first floor is a light and airy landing leading into four bedrooms with main family bathroom. Outside is a large fore garden offering multiple parking space and access to garage front and to the rear is a large garden with patio to fore leading to large lawn. This house really has it all so act fast! NO UPWARD CHAIN!

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

PORCH: 12'4 x 3'9 max, 1'8 min: Double glazed windows and door with door into;

HALLWAY: 14'7 x 10'8: A fantastic sized hallway with stairs to first floor, large walk in cupboard space, radiator and doors into;

LIVING ROOM: 13'8 max, 13'1 min x 21'1 (bay) 17'9 min: A great size through living area with fire surround and fire, radiator, double glazed window to front and double glazed window and door to rear.

DINING ROOM: 11'9 x 14'6 (bay) 11'9 min: A further spacious reception room with radiator and double glazed bay window to front.

SITTING ROOM: 11'4 x 16'8 (bay) 13'4 min: A third and final spacious reception room with radiator and double glazed bay windows and door to rear.

EXTENDED FITTED KITCHEN/DINER: 9'4 max, 7'2 min x 20'5 max, 12'4 min: A 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, space for fridge and double glazed door to rear along with door into;

SEPARATE UTILITY ROOM: 8'3 x 11'4: Range of wall and base units, sink and drainer, space and plumbing for washing machine, space for tumble dryer and fridge freezer and doors into store room and rear garden.

GUEST W.C: 4'6 x 6'3: Close couple W.C, wash hand basin, radiator and double glazed window to side.

LANDING: 14'8 x 9'4: A spacious light and airy hallway with double glazed opaque window to side, cupboard space and doors into;

BEDROOM ONE: 13'9 max, 11'8 min x 20'7 (bay) 17'9 min: A great size double bedroom with dual aspect double glazed windows to front and rear, built in wardrobes and radiator.

BEDROOM TWO: 11'4 x 13'4: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 11'9 max, 10'1 min x 11'8 max, 7'8 min: A further spacious double bedroom with built in wardrobes, double glazed window to front and radiator.

BEDROOM FOUR: 6'11 x 6'4: A final fourth bedroom with double glazed window to side, built in wardrobes and radiator.

BATHROOM: Fitted suite with panelled bath, stand alone walk in shower cubicle, wash hand basin, close couple W.C., tiling to walls, radiator and double glazed opaque window to side and rear.

STORE ROOM: 6'4 x 10'1: Door to front.

REAR GARDEN: A tremendous sized rear garden with paved patio area and large lawn with fencing to borders.

DOUBLE GARAGE: 9'3 x 31'4: Up and over garage door to front along with door to rear, ceiling light and power points throughout. (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:

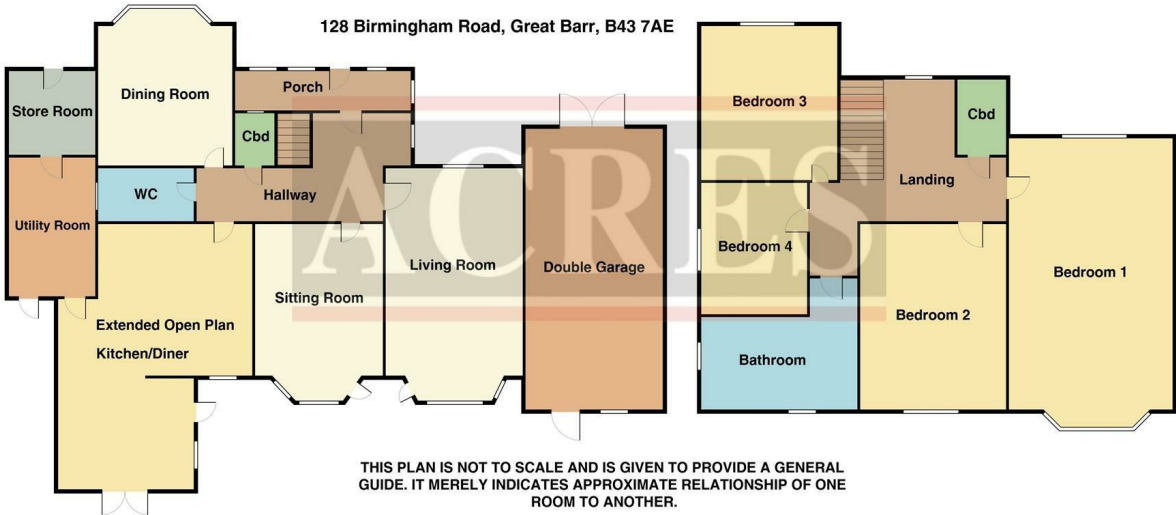
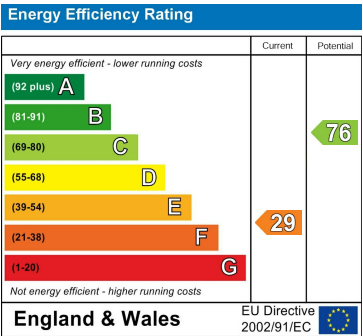
VIEWING: Recommended via Acres on 0121 358 6222.



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COUNCIL TAX : F

VIEWING: Highly recommended via Acres on 0121 358 6222



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.