

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- EXTENDED SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- SPACIOUS THROUGH LOUNGE / DINER
- EXTENDED FITTED KITCHEN
- LARGE CONSERVATORY
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- SINGLE GARAGE TO REAR
- LOW MAINTENANCE REAR GARDEN
- PRIME LOCATION



SANDRINGHAM ROAD, GREAT BARR, B42 1PX - OFFERS OVER £240,000

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; light and airy entrance hall, family through lounge / diner feeding into spacious conservatory and extended fitted kitchen with door to side! To the first floor are three bedrooms and a modern bathroom. Outside is a fore 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;

HALLWAY: 5'2 max, 2'7 min x 13'1: A light and airy hallway with stairs to first floor, cupboard space, radiator and doors into;

THROUGH LOUNGE/DINER: 9'9 max, 8'4 min x 23'6: A great size through living / dining area with fire, radiator, double glazed bay window to front and double doors into;

CONSERVATORY: 9'2 max, 8'7 min x 13'6: A fantastic additional space with double glazed windows and double glazed double doors to rear leading onto decked patio.

EXTENDED FITTED KITCHEN: 6'2 max, 5'1 min x 14'8: A extended fitted kitchen 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 and plumbing for washing machine, space for fridge and freezer and radiator along with door to side / rear.

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

BEDROOM ONE: 9'7 x 11'9 (bay) 9'4 min: A great size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 9'7 x 11'9 (bay) 9'4 min: A further good size double bedroom with double glazed bay window to rear and radiator.

BEDROOM THREE: 5'7 x 6'0: Double glazed window to front and radiator.

BATHROOM: 5'3 x 6'1: 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 decked patio area to fore leading to 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

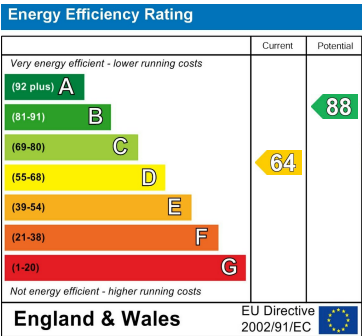
VIEWING: Recommended via Acres on 0121 358 6222.



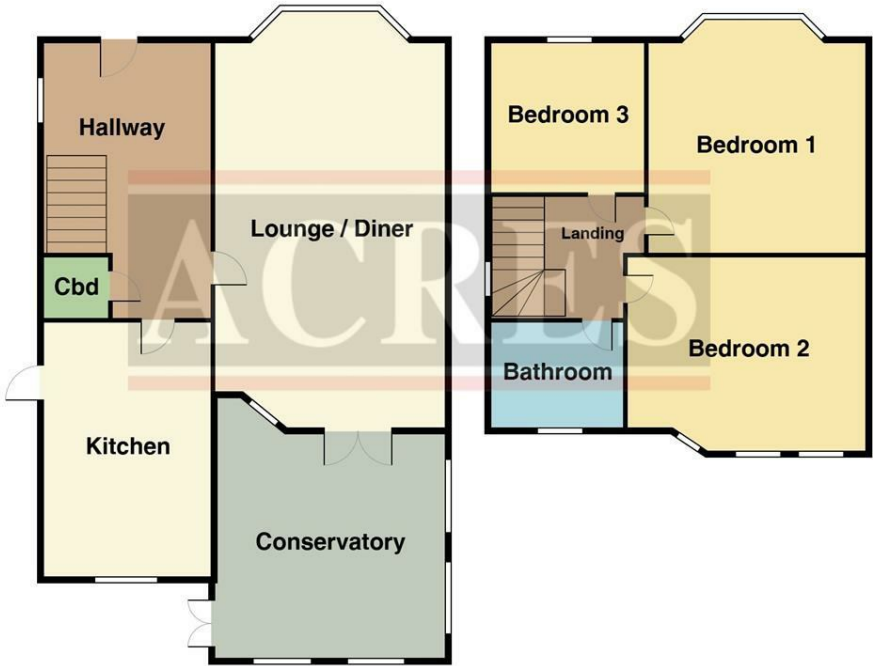
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COUNCIL TAX : C

VIEWING: Highly recommended via Acres on 0121 358 6222



125 Sandringham Road, Great Barr, B42 1PX



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.