

# 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 HOUSE
- \* FOUR DOUBLE BEDROOMS/POTENTIAL FIFTH
- \* LARGE THROUGH LOUNGE/DINER
- \* ADDITIONAL PLAY ROOM/OFFICE
- \* EXTENDED MODERN KITCHEN/DINER
- \* DOWNSTAIRS GUEST WC
- \* EXTENDED MODERN FAMILY BATHROOM
- \* LARGE DRIVEWAY TO FRONT
- \* LOW MAINTENANCE REAR GARDEN
- \* ONE OF THE LARGEST PROPERTIES ON THE PHEASEY ESTATE
- \* NO UPWARD CHAIN



Pomeroy Road, Great Barr, B43 7LP - Offers in excess of £385,000



WOW! This is an absolutely stunning property that has been considerably extended and improved by the current owner in which is possibly the biggest property located on the extremely sought after and popular Pheasey Estate. Being close to schooling for all ages along with public transport links and local shops this one it not to be missed! Benefiting from double glazing and gas central heating (both where specified) The interiors offer large enclosed porch leading into light and airy hallway, large stylish through lounge / diner along with additional second reception room currently used as playroom with potential of becoming a downstairs fifth bedroom. The property benefits a extended modern German fitted kitchen with double door onto the garden giving fantastic privacy and downstairs guest W.C.. To the first floor are three excellent double bedrooms including large walk in wardrobe / potential fifth bedroom and extended modern family bathroom. To the second floor is a final master double bedroom with plenty of storage space and W.C.. Outside is a fore garden offering multiple parking space and to the rear is a low maintenance garden with patio to fore leading to lawn and brick built shed unit once again with fantastic views and privacy! Viewing is absolutely essential to appreciate the size, location and quality of this wonderful family home. HURRY BEFORE YOU'RE TOO LATE! NO UPWARD CHAIN!

Accessed via driveway allowing off road parking for multiple cars along with access into;

**PORCH: 7'11 x 4'10 :** Double glazed windows and door with door into;

**HALLWAY: 5'11 max, x 3' min, 10'5 :**Stairs to first floor, cupboard space, radiator and doors into;

**THROUGH LIVING ROOM: 11'3 max, 10'7 min x 24'0 (bay) 21'6 min :** A great size through living / dining area with fire surround and fire, radiator, double glazed bay window to front and double doors onto patio.

**PLAYROOM: 14'5 max, 7'11 min x 3'8 max, 10'8 min :** Ideal for ones own use, currently used as playroom / office. Double glazed window to front, radiator and cupboard housing gas central heating boiler.

**EXTENDED FITTED KITCHEN: 17'10 max, 11'4 min x 17'2 max, 9'9 min :** Extended modern high spec German fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer, integrated oven, electric hob with extractor hood over, hotplate oven, integrated microwave / oven, tiling to splashback, space and plumbing for washing machine and fridge freezer, radiator and double doors leading onto patio.

**DOWNSTAIRS GUEST W.C : 2'5 x 5'10 :** Having WC and wash hand basin.

**LANDING: 7'5 max, 8'1 min x 11'1 :** A large light and airy landing with double glazed window to front and doors into;

**BEDROOM ONE: 11'11 max, 8'11 min x 11'1 :** Being located on the second floor a great size double bedroom with Velux windows to front and double glazed window to rear, storage into the eaves and radiator.

**WC: 2'7 x 7'2 :** Close couple W.C., wash hand basin set into vanity unit, tiling to floor and part walls and double glazed opaque window to rear.

**BEDROOM TWO: 15'8 max, 8'10 min x 12'10 max, 9'2 min :** A further good size double bedroom with double glazed window to front and radiator.

**BEDROOM THREE: 10'0 max, 8'10 min x 11'6 :** A further spacious double bedroom, double glazed window to front and radiator.

**BEDROOM FOUR: 9'11 x 9'5 max, 7'6 (wardrobe) :** A final fourth double bedroom, built in wardrobes, double glazed window to rear and radiator.

**WALK IN WARDROBE/ POTENTIAL FIFTH BEDROOM: 8'6 x 7'1 :** Fitted rails surrounding, ceiling light and radiator. Potential to remove railings and turn into a nursery or fifth bedroom.

**EXTENDED FAMILY BATHROOM: 14'4 max, 11'3 min x 9'9 max 9'10 min :** Large extended family bathroom with modern fitted suite with stand alone bath, walk in shower cubicle, wash hand basin set into vanity unit, , close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to rear.

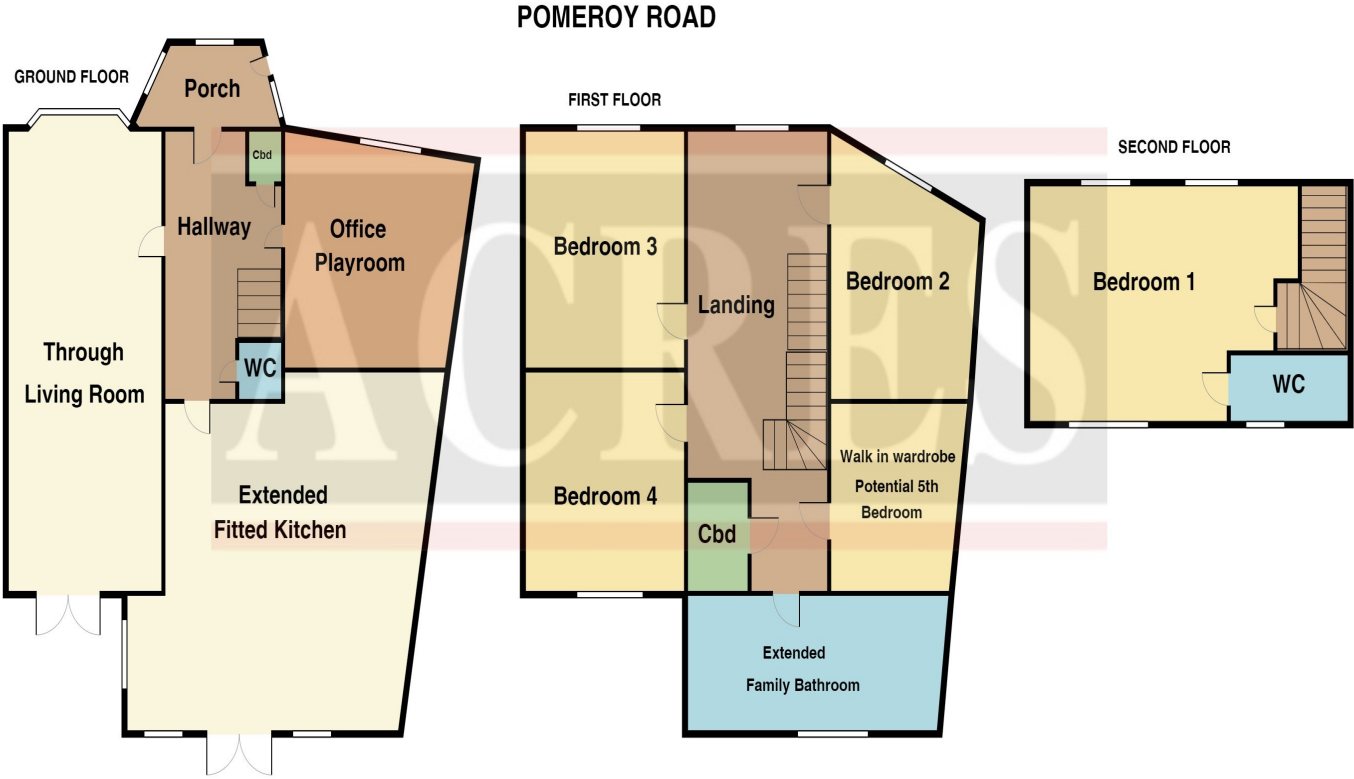
**REAR GARDEN:** A good size low maintenance garden with paved patio area and lawn with fencing to borders.

**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).



**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.



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             | 72 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**POMEROY ROAD, BIRMINGHAM, B43 7LP**