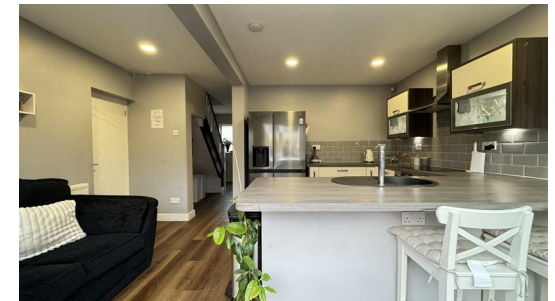


ACRES

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



- HIGH SPEC SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- SPACIOUS LIVING ROOM
- MODERN OPEN PLAN KITCHEN / DINER
- SEPARATE UTILITY ROOM
- DOWNSTAIRS GUEST W.C.
- MODERN FAMILY SHOWER ROOM
- LARGE DRIVEWAY TO FRONT
- LARGE REAR GARDEN
- QUITE CUL-DE-SAC POSITION



HESTON AVENUE, BIRMINGHAM, B42 2NT - OFFERS OVER £260,000

Acres are delighted to offer for sale this lovely high quality & spacious semi-detached property that benefits from double glazing and gas central heating (both where specified). The interiors are exceptional and include; spacious entrance hallway, very well presented living room to front and open plan newly fitted kitchen / diner with fitted kitchen and plenty of dining / socializing space along with separate utility room and guest downstairs W.C.! To the first floor is a landing with access into loft plus two double bedrooms along with a third single bedroom and a modern re-fitted family shower room with white suite. To the front of the property is a deep large driveway allowing off road parking for multiple cars and to the rear is a patio to fore leading to large lawn, planted borders and garage space accessed via communal rear access. This is a very popular road so an early viewing is highly recommended! **IDEAL FOR FIRST TIME BUYERS – HURRY BEFORE YOU'RE TOO LATE!**

Accessed via large block paved driveway allowing off road parking for multiple cars along with door leading into;

HALLWAY: 5'3 max, 2'7 min x 13'4: A light and airy hallway with stairs to first floor, cupboard space, radiator and doors into;

LIVING ROOM: 9'2 x 13'5 (bay) 10'7 min: A great size living room with double glazed bay window to front and radiator.

OPEN PLAN KITCHEN/DINER: 15'1 x 12'4 max, 9'7 min: A stunning modern open plan fitted kitchen / diner with drawer base and eye level units, work surfaces, sink and drainer, integrated oven, electric hob with extractor hood over, tiling to splashback, space and plumbing for dishwasher, space for fridge freezer, radiator and double glazed double doors to rear along with door into;

UTILITY ROOM: 3'3 max, 3'1 min x 16'6: Fitted base units with sink and drainer, space and plumbing for washing machine and tumble dryer and door to rear along with housing gas central heating boiler.

DOWNSTAIRS GUEST W,C: 3'7 x 6'2: Close couple W.C, wash hand basin set into vanity unit, radiator and double glazed window to front.

LANDING: 2'6 x 5'7: Double glazed opaque window to side and doors into;

BEDROOM ONE: 9'3 x 11'9 A great size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 9'4 max, 8'2 min x 13'6 (bay) 10'1 min: A further good size double bedroom with double glazed bay window to rear and radiator.

BEDROOM THREE: 5'4 x 6'4: A final spacious bedroom with double glazed window to front and radiator.

SHOWER ROOM: 5'4 x 6'5: A modern re-fitted suite with stand alone 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 garden with paved patio area to fore and lawn with fencing to borders.

REAR GARAGE: (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: C

VIEWING: Recommended via Acres on 0121 358 6222.



TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : B

VIEWING: Highly recommended via Acres on 0121 358 6222

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC



16 Heston Avenue, Great Barr, B42 2NT



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.