

# ACRES

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- EXTENDED SEMI DETACHED HOUSE
- THREE BEDROOMS
- SPACIOUS THROUGH LOUNGE / DINER
- EXTENDED OPEN PLAN KITCHEN / DINER
- SEPARATE UTILITY ROOM
- DOWNSTAIRS GUEST W.C.
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- LARGE REAR GARDEN WITH PATIO TO FORE
- REAR outhouse & LARGE STORE ROOM



**STOWELL ROAD, BIRMINGHAM, B44 8EA - OFFERS IN THE REGION OF £285,000**

Acres are delighted to offer for sale this extended traditional styled semi detached property finished to a fantastic and immaculate standard throughout! Ideally located in a lovely location benefiting from double glazing and gas central heating (both where specified). The interiors include; enclosed porch, entrance hall leading into spacious through lounge / diner and double doors into extended open plan modern fitted kitchen / diner with door into separate utility room and downstairs guest W.C.. To the first floor are three bedrooms and a spacious modern family bathroom. Outside is a driveway allowing off road parking and to the rear is a well manicured large garden with landscaped patio to fore leading to lawn with fenced borders along with double doors leading into stunning sun room / outhouse and large store room. This property should be viewed to be fully appreciated both location, size and potential! Hurry before you're too late!

Accessed via double driveway allowing off road parking to front along with door leading into;

PORCH: 6'7 x 2'4: Double glazed double doors and double glazed windows along with front door leading into;

HALLWAY: 6'5 max, 3'2 min x 14'3: A light and airy hallway with stairs to first floor, radiator, cupboard space and doors into;

THROUGH LOUNGE/DINER: 10'8 max, 9'6 min x 25'9: A great size through living / dining area with fire surround and fire, two radiators, double glazed bay window to front and double doors into:

EXTENDED FITTED KITCHEN: 15'5 x 9'9: A modern extended fitted kitchen / diner with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, centre island with feature breakfast bar, cooker with gas hob and 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 leading into;

UTILITY ROOM: 5'8 x 5'1: A great addition to this family home with fitted base and eye level units, space and plumbing for washing machine, space for tumble dryer, tiling to splashback and double glazed window to side.

DOWNSTAIRS GUEST W.C.: 2'4 x 5'9: Close coupled W.C. and wash hand basin.

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

BEDROOM ONE: 10'5 max, 8'7 (wardrobe) x 13'7 (bay) 10'9 min: A great size double bedroom with built in wardrobe system, double glazed bay window to rear and radiator.

BEDROOM TWO: 10'9 max, 7'5 (wardrobe) x 13'8: A further good size double bedroom with built in wardrobe system, double glazed window to front and radiator.

BEDROOM THREE: 7'3 x 7'2: A final spacious single bedroom with double glazed window to front and radiator.

BATHROOM: 5'9 x 7'6: 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.

LOFT AREA: 11'5 x 11'5: Double glazed Velux window to rear and radiator.

REAR OUTHOUSE: 11'3 x 7'1: A great additional space current used as sun room with ceiling light and power points along with door leading into;

REAR STORE ROOM: 11'5 x 14'8: A fantastic space ideal for storage or potential to be turned into further outhouse living space.

REAR GARDEN: A good size 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).

FIXTURES & FITTINGS: As per sales particulars.

COUNCIL TAX BAND: C.

VIEWING: Recommended via Acres on 0121 358 6222.

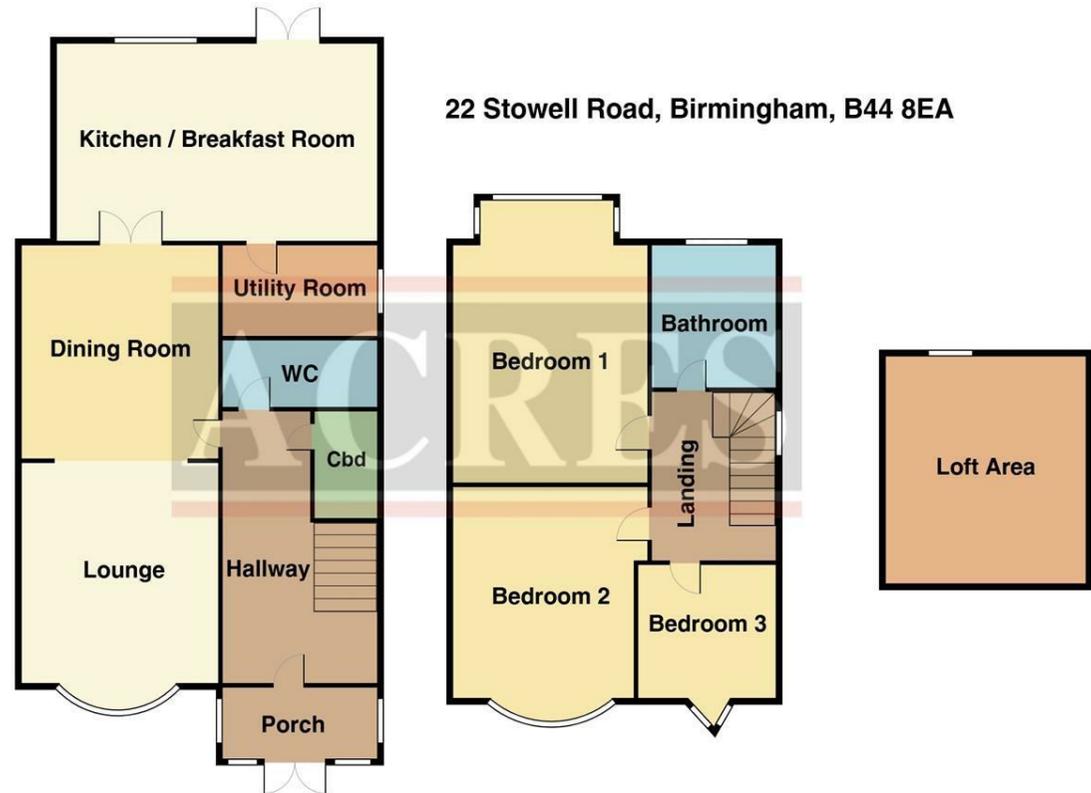


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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.