

# 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 FAMILY HOME
- THREE BEDROOMS
- SPACIOUS THROUGH LOUNGE / DINER
- ADDITIONAL SITTING ROOM / STUDY
- LARGE CONSERVATORY
- MODERN FITTED KITCHEN
- DOWNSTAIRS GUEST W.C.
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- SOUGHT AFTER LOCATION



***YATELEY AVENUE, GREAT BARR, B42 1JL - OFFERS OVER £315,000***



It is a pleasure to offer for sale this superb extended traditionally styled property located in a prime location on the very popular Yateley Avenue benefiting further scope for extension in all areas (STPP). Benefiting from double glazing and gas central heating (both where specified) The interiors offer, large enclosed porch, light and airy hallway, spacious through lounge / diner leading into large conservatory along with additional sitting room / study and modern fitted kitchen leading into store room & guest W.C.. To the first floor are three excellent bedrooms and large family bathroom with bath and separate shower. Outside is a fore garden offering parking space and lawn area and to the rear is a well sized garden with long lawn and decked patio area to fore. Viewing comes highly recommended to appreciate this fabulous family home and the potential that is on offer! Hurry before you're too late!

Accessed via driveway allowing off road parking along with door into;

PORCH: 6'2 x 2'6: Double glazed door with further door leading into;

HALLWAY: 5'8 max, 2'8 min x 14'1: A light and airy hallway with stairs to first floor, radiator and doors into;

THROUGH LOUNGE/DINER: 26'8 x 11'6: A great size through living / dining area with radiator, double glazed bay window to front and double glazed bay sliding doors into;

CONSERVATORY: 12'0 x 11'4: A great additional space with double glazed windows and double glazed double doors to rear.

SITTING ROOM/STUDY: 13'10 x 5'2 : A great additional space for ones own use with double glazed window to front and radiator. Also with potential for a downstairs fourth bedroom.

FITTED KITCHEN: 13'0 x 9'4: A modern 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, tiling to floor, space and plumbing for washing machine, cupboard space, radiator and leading through to;

DOWNSTAIRS GUEST W.C: 2'6 x 5'4: Close couple W.C, wash hand basin, tiling to floor and walls, radiator and double glazed window to rear along with housing gas central heating boiler.

LANDING: 3'6 x 6'9: Double glazed opaque window to side and doors into;

BEDROOM ONE: 13'10 x 10'6: A great size double bedroom with built in wardrobe system, double glazed bay window to front and radiator.

BEDROOM TWO: 12'4 x 10'6: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 7'0 x 6'10: A final spacious bedroom with double glazed window to front and radiator.

BATHROOM: 9'8 x 6'8: A modern fitted suite with panelled bath, walk in shower cubicle, wash hand basin, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to rear.

REAR GARDEN: A good size garden with decked patio area to fore 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.

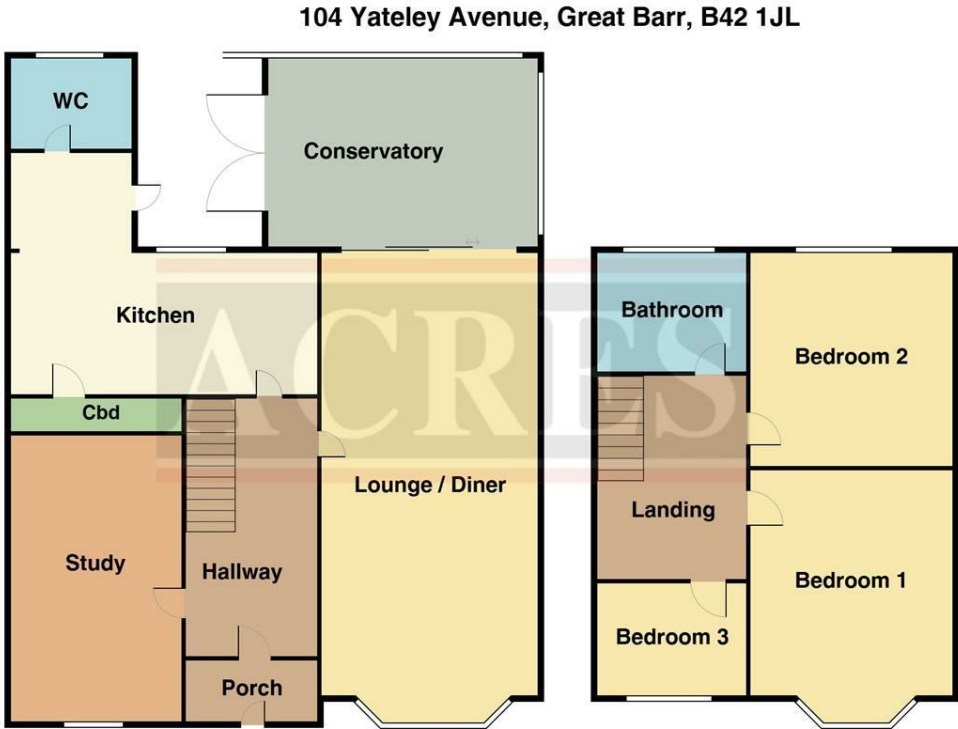
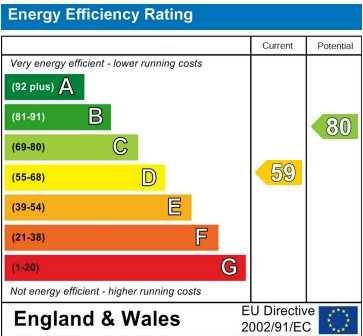




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THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

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.