

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 LIVING ROOM
- MODERN OPEN PLAN KITCHEN / DINER
- MODERN FAMILY SHOWER ROOM
- OFF ROAD PARKING TO FRONT
- PRIVATE REAR GARDEN
- WELL PRESENTED THROUGHOUT
- IDEAL FIRST TIME BUY
- PRIME LOCATION



MILDENHALL ROAD, GREAT BARR, B42 2PG - OFFERS OVER £235,000

Acres are pleased to offer for sale this extended delightful family home that stands in a popular sought after area. Having close proximity to schooling for all ages as well as local shops, public transport links and access to the motorway network. The property briefly comprises; large enclosed porch leading into hallway, through lounge/dining room and a modern extended fitted kitchen / diner with double doors to rear. To the first floor is landing with doors into three spacious bedrooms and modern fitted family shower room. To the rear of the property is a generous rear garden, providing plenty of room on the patio and a generous lawn area leading to single garage to far rear! Having double glazing and gas central heating (both where specified) early viewing is highly recommended to appreciate this family home. IDEAL FIRST TIME BUY!

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

PORCH: 5'4 x 2'7: Double glazed windows and door with door into;

HALLWAY: 5'1 max, 2'5 min x 10'4: Open plan with through living room along with stairs to first floor and radiator.

THROUGH LIVING ROOM: 10'1 x 24'0 (bay): A great size through living area with double glazed bay window to front and radiator along with door leading into;

EXTENDED FITTED KITCHEN: 15'11 x 18'7: A modern extended fitted kitchen / diner with drawer base and eye level units, work surfaces, sink and drainer, integrated oven, gas hob with extractor hood over, tiling to splashback, space and plumbing for washing machine and dishwasher, radiator, double glazed double doors and double glazed window to rear along with spacious dining space.

LANDING: 2'9 x 6'4: Double glazed opaque window to side and doors into;

BEDROOM ONE: 10'1 x 13'7 (bay): A great size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 10'1 x 10'5: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 5'10 x 6'6: A final spacious single bedroom with double glazed window to front and radiator.

BATHROOM: 5'10 x 6'1: A modern fitted suite with shower cubicle, wash hand basin, close couple W.C., tiling to walls, radiator and double glazed opaque window to rear.

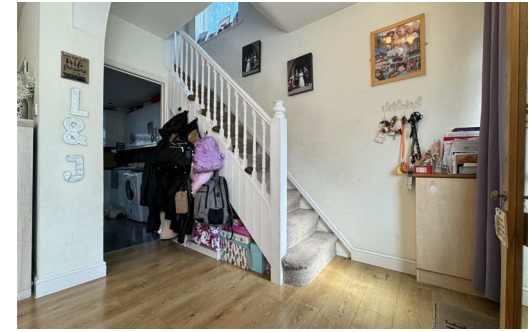
REAR GARDEN: A good size garden with paved patio area and lawn with fencing to borders along with further decked patio area to far rear and doors into shed unit and rear garage space.

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.

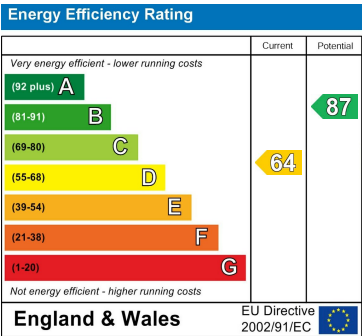
VIEWING: Recommended via Acres on 0121 358 6222.



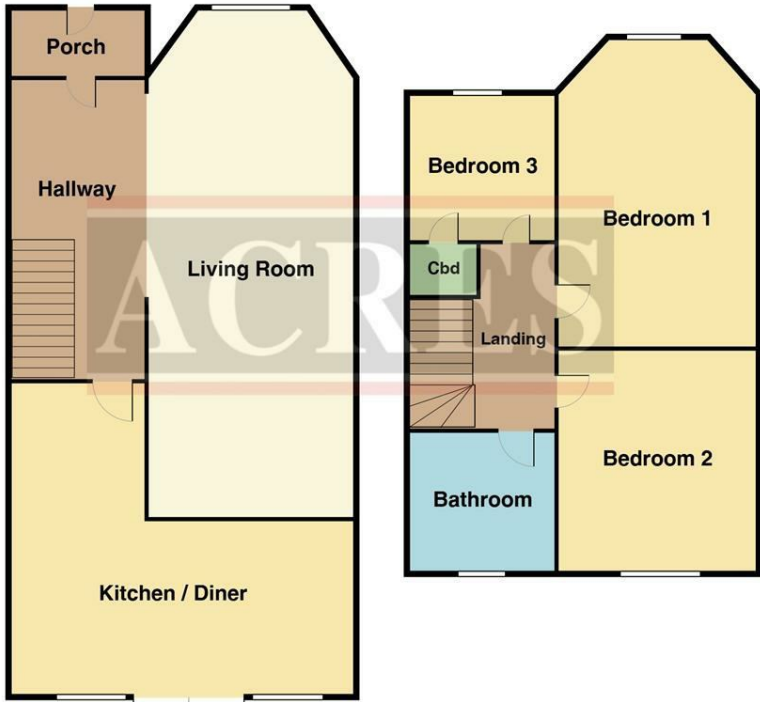
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COUNCIL TAX : C

VIEWING: Highly recommended via Acres on 0121 358 6222



198 Mildenhall Hall Road, Great Barr, B42 2PG



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.