

# ACRES

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- END OF TERRACED FAMILY HOME
- TWO DOUBLE BEDROOMS
- SPACIOUS LIVING ROOM
- OPEN PLAN FITTED KITCHEN / DINER
- CONSERVATORY
- FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- POTENTIAL FOR SIDE EXTENSION (STPP)
- QUITE CUL-DE-SAC POSITION
- IDEAL FIRST TIME BUY



**WHITBURN AVENUE, GREAT BARR, B42 1QH - OFFERS IN EXCESS OF £195,000**

Acres are pleased to offer this superb family home with excellent accommodation and is located in this popular residential area along with beaming with potential for side extension (STPP). Being close to local schooling for all age groups, the property briefly comprises; hallway, well presented living room leading into open plan fitted kitchen / diner along with spacious conservatory to rear. To the first floor are two spacious double bedrooms and a family bathroom. To the front of the property offers off road parking for multiple cars and to the rear a tremendous sized rear garden with patio area leading to large lawn and to the far rear is a garage with communal rear access. Benefiting from gas central heating and double glazing (both where specified). Viewing is highly recommended to appreciate the accommodation, size and potential on offer! **HURRY BEFORE YOU'RE TOO LATE – IDEAL FIRST TIME BUY!**

Accessed via driveway allowing off road parking and door leading into;

**HALLWAY:** 3'9 x 3'2: Stairs to first floor, radiator and door into;

**LIVING ROOM:** 10'3 max, 8'8 min x 16'7: A great size living area with fire surround and fire, radiator, double glazed bay window to front and door leading into;

**OPEN PLAN KITCHEN/DINER:** 14'5 x 8'4: A open plan fitted kitchen / diner 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, space and plumbing for washing machine, radiator, dining space and double glazed sliding doors into;

**CONSERVATORY:** 14'9 x 7'9: A great additional space for ones own use, double glazed windows and double glazed double doors to rear.

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

**BEDROOM ONE:** 10'6 max, 8'5 min x 10'9: A great size double bedroom with double glazed window to front and radiator.

**BEDROOM TWO:** 8'5 max, 7'7 min x 11'5: A further good size double bedroom with double glazed window to rear and radiator.

**BATHROOM:** 5'5 x 7'9: Fitted suite with panelled bath, shower over, wash hand basin, close couple W.C., tiling to walls, radiator and double glazed opaque window to rear.

**REAR GARAGE:** Accessed via communal rear driveway with double doors to front, allowing further off road parking.

**REAR GARDEN:** A fantastic sized garden with paved patio area and large 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:** B.

**VIEWING:** Recommended via Acres on 0121 358 6222.



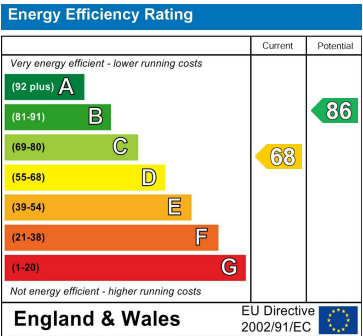




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COUNCIL TAX : B

VIEWING: Highly recommended via Acres on 0121 358 6222



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.