

ACRES

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- EXTENDED DETACHED FAMILY HOME
- THREE / FOUR BEDROOMS
- FOUR LARGE RECEPTION ROOMS
- EXTENDED MODERN FITTED KITCHEN
- STUNNING EXTENDED ORANGRY TO REAR
- STUDY / UTILITY ROOM
- LARGE DOUBLE GARAGE & DRIVEWAY
- SOUGHT AFTER LOCATION
- FANTASTIC SIZED REAR GARDEN
- NO UPWARD CHAIN



**BIRMINGHAM ROAD, GREAT BARR, B43 7AE - OFFERS IN THE REGION OF
£775 000**

It is a privilege to offer for sale this incredible extended detached family home that has wonderful spacious interiors throughout and beaming with potential in every way imaginable! Benefiting from double glazing and gas central heating (both where specified). The property offers; large enclosed porch, well presented spacious entrance hall / sitting room, classically styled through living room along with additional separate dining room and finally a stunning orangery with feature skylight. This stunning property also offers a extended, modern fitted kitchen with study / utility separate and downstairs fourth bedroom with en suite shower room. To the first floor is a light and airy landing leading into three double bedrooms (all with fitted wardrobes) and master bedroom with en suite bathroom along with large modern family bathroom! Outside is a large fore garden / in & out driveway offering multiple parking space and access to double garage front and to the rear is a incredibly large garden with patio to fore leading to large lawn. This house really has it all so act fast! NO UPWARD CHAIN!

Accessed via large in and out driveway allowing off road parking for multiple cars along with lawn area, access to double garage front and door leading into;

PORCH: 4'6 x 12'8: A large porch area with double glazed windows to front and front door leading into;

RECEPTION LOUNGE: 21'0 x 12'0: A good sized lounge with inset wall fire place, radiator, stairs to first floor and doors leading into;

LIVING ROOM: 18'0 x 13'0: A great size through living area with radiator, double glazed bay window to front and double glazed double doors leading into;

ORANGERY: 25'0 x 11'4: A fantastic extended additional space for ones own use with double glazed bi-fold doors to rear, feature ceiling sky light, radiator and double doors leading into;

FITTED KITCHEN: 14'0 x 10'6: A stunning, extended modern fitted kitchen with drawer base and eye level units, granite work surfaces, sink and drainer, integrated double oven, gas hob with extractor hood over, space and plumbing for washing machine and dishwasher, space for fridge freezer, tiling to splashback and radiator along with doors feeding into;

DINING ROOM: 12'0 x 11'0: A fourth and final reception room currently used as dining room and double glazed bay window to rear and radiator along with door wrapping back around to hallway / reception lounge.

OFFICE: 11.0 x 10'6: A fantastic additional space for ones own use with double glazed window to front along with door to front and radiator.

BEDROOM FOUR: 14'0 x 10'6: A spacious double bedroom with double glazed bi-fold doors to rear and radiator along with door leading into;

BATHROOM: 3'2 x 8'8: Having a walk in shower cubicle, wash hand basin, close couple W.C and tiling to walls.

LANDING: 2'8 x 8'5: A light and airy landing with double glazed opaque window to front and doors into;

BEDROOM ONE: 19'0 x 11'0: A great size double bedroom with double glazed bay window to rear, built in wardrobe system, double glazed window to front and radiator along with door into;

ENSUITE: 6'8 x 6'6: A modern fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, close coupled W.C, tiling to floor and walls, radiator and double glazed opaque window to front.

BEDROOM TWO: 10'8 x 10'6: A further good size double bedroom with built in wardrobe system, double glazed window to front and radiator.

BEDROOM THREE: 12'0 x 10'8 : A further spacious double bedroom, having built in wardrobe system, double glazed window to rear and radiator.

BATHROOM: 12'0 x 8'0: A spacious family bathroom to include fitted suite with panelled bath, separate walk in shower cubicle, wash hand basin, close couple W.C., tiling to walls, chrome ladder style radiator and double glazed opaque window to rear.

REAR GARDEN: A tremendous size garden with paved patio area to fore leading to large lawn with fencing to borders along with gated access into large vegetable patch along with conservatory to far rear.

DOUBLE GARAGE: 36'4 x 9'0: Electric up and over garage door to front, ceiling light and power points throughout along with access into eves storage.

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: F.

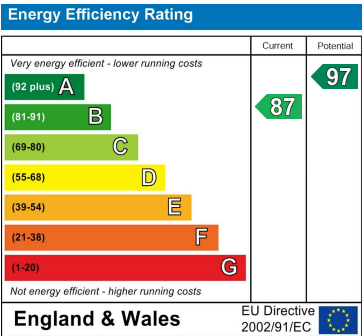
VIEWING: Recommended via Acres on 0121 358 6222.



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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.