

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 HOUSE
- THREE BEDROOMS
- SPACIOUS LOUNGE / DINER
- CONSERVATORY
- EXTENDED FITTED KITCHEN
- SEPARATE UTILITY ROOM
- DOWNSTAIRS GUEST W.C.
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING & SIDE GARAGE
- NO UPWARD CHAIN



CHANTREY CRESCENT, GREAT BARR, B43 7PG - OFFERS AROUND £300,000

Acres are delighted to offer for sale this extended corner plot semi-detached property ideally situated on the Pheasey Estate, benefiting fantastic local schooling and public transport links. The interiors are spacious throughout and benefit from double glazing and gas central heating (both where specified). The interiors include light and airy porch, spacious hallway, generous stylish living / dining room leading into conservatory along extended fitted kitchen, separate utility, guest W.C. and side garage. To the first floor are three spacious bedrooms and a modern family bathroom. Outside is a fore garden with blocked paved driveway for off road parking and access to garage front. To the rear is a low maintenance garden with patio to fore leading to lawn with large outhouse unit to far rear. Call for your viewing today before you're too late – no upward chain!

Accessed via block paved driveway allowing off road parking for multiple cars along with access to garage front and door leading into;

PORCH: 6'1 x 3'3: A spacious porch with double glazed windows and double glazed doors, leading into;

HALLWAY: 6'2 max, 3'2 min x 15'6: A light and airy hallway with stairs to first floor, radiator and doors into;

THROUGH LOUNGE/DINER: 11'3 max, 10'1 min x 26'11 (bay): A great size through living / dining area with wall mounted fire, radiator, double glazed bay window to front and double glazed double sliding doors into;

CONSERVATORY: 7'8 x 5'7: A great additional space with double glazed windows and double glazed double doors to rear.

EXTENDED FITTED KITCHEN: 8'5 max, 5'9 min x 12'6: A extended modern fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, cooker, tiling to splashback and doors into;

SEPARATE UTILITY ROOM: 6'2 x 7'2: Having base units with work surface over, space and plumbing for washing machine and tumble dryer.

DOWNSTAIRS GUEST W.C: 2'3 x 4'7: Close couple W.C and tiling to part walls.

LANDING: 4'8 x 6'1: Double glazed opaque window to side and doors into;

BEDROOM ONE: 11'5 max, 8'3 (wardrobe) x 13'8: A great size double bedroom with built in wardrobe system, double glazed window to front and radiator.

BEDROOM TWO: 10'1 max, 8'8 min x 10'5: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 7'6 x 8'2 max, 6'1 (wardrobe): A final spacious single bedroom with double glazed window to front, built in wardrobes and radiator.

BATHROOM: 7'3 max, 5'4 min x 6'2: A modern fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, close couple W.C., tiling to walls, radiator and double glazed opaque window to rear.

SIDE GARAGE: 14'3 max, 8'2 min x 15'1: Electric roller shutter door to front, ceiling light and power points.

REAR GARDEN: A good size garden with decked patio area and lawn with fencing to borders along with large wooden outhouse to far rear.

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.

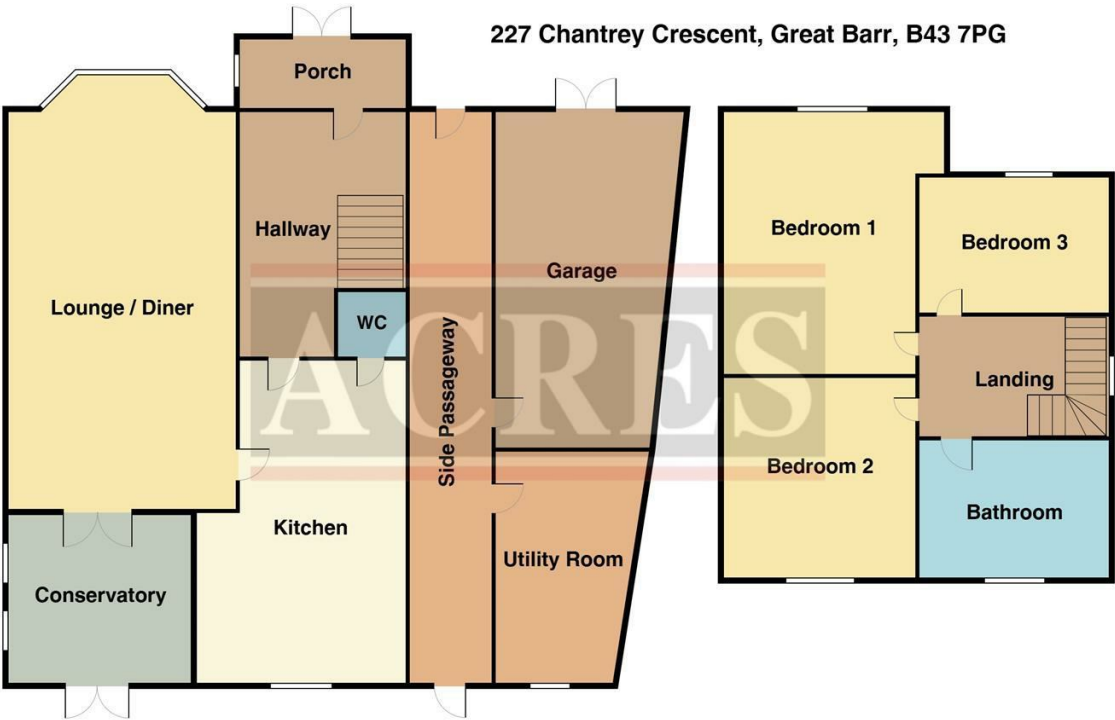
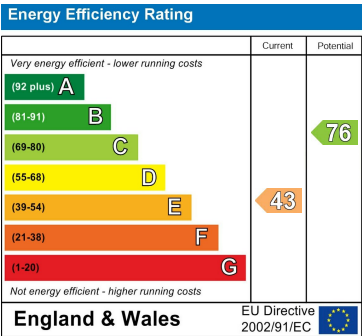
VIEWING: Recommended via Acres on 0121 358 6222.



TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : C

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.