

# ACRES

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- EXTENDED SEMI DETACHED FAMILY HOME
- THREE BEDROOMS / POTENTIAL DOWNSTAIRS FOURTH
- SPACIOUS THROUGH LOUNGE / DINER
- EXTENDED FITTED KITCHEN
- STUDY / POTENTIAL FOURTH BEDROOM
- DOWNSTAIRS GUEST W.C.
- MODERN FAMILY BATHROOM
- LARGE DRIVEWAY & CAR PORT
- LARGE REAR GARDEN
- LARGE COMPOSITE SHED / POTENTIAL outhouse



**PEAR TREE CLOSE, GREAT BARR, B43 6JB - OFFERS OVER £400,000**

Beautifully situated in a cul de sac location on the very popular Pear Tree Estate is this superb extended semi-detached property that benefits from double glazing and gas central heating (both where specified). The interiors include; spacious enclosed porch leading into light and airy entrance hall, spacious through lounge / dining room, separate office / potential fourth bedroom and a extended kitchen and guest W.C.. To the first floor are three excellent double bedrooms and beautiful modern family bathroom. Outside is a large fore garden offering multiple driveway space for parking and access to carport front. To the rear is an incredible garden that is enormous in size and includes, patio to fore leading to a very large lawn with further patio area to far rear along with large brick built shed unit with potential to be turned into rear outhouse with ease! If you are looking for a lovely location and fabulous property with potential to improve even further (with relevant permission) this will be the perfect home for you. **HURRY BEFORE YOU'RE TOO LATE!**

Accessed via large driveway to front allowing off road parking for multiple cars along with access to car port front and door leading into;

**PORCH:** 5'8 x 2'7: A spacious light and airy hallway with double glazed windows and double glazed door into;

**HALLWAY:** 5'6 max, 2'8 min x 15'1: Stairs to first floor, radiator and doors into;

**THROUGH LOUNGE/DINER:** 9'9 x 27'1: A great size through living / dining area with fire surround, radiator, double glazed bay window to front and double glazed bi-fold doors to rear leading onto patio area.

**EXTENDED FITTED KITCHEN:** 17'1 x 8'4 max, 7'8 min: A extended fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, cooker with gas hob with extractor hood over, tiling to splashback, space and plumbing for washing machine and dishwasher, space for fridge freezer and tumble dryer, radiator and double glazed doors to rear along with door leading into;

**STUDY/POTENTIAL FOURTH BEDROOM:** 7'3 max, 6'4 min x 12'6: A fantastic additional space for ones own use, double glazed window to front and radiator along with door leading into;

**DOWNSTAIRS GUEST W.C:** 3'1 x 7'6: A modern re-fitted suite to include; close couple W.C, wash hand basin set into vanity unit, chrome ladder style radiator and double glazed opaque window to side.

**LANDING:** 2'5 x 6'3: Double glazed opaque window to side and doors into;

**BEDROOM ONE:** 9'5 max, 7'9 (wardrobe) x 14'8: A great size double bedroom with built in wardrobe system and double glazed bay window to front and radiator.

**BEDROOM TWO:** 9'5 max, 7'9 (wardrobe) x 11'7: A further good size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

**BEDROOM THREE:** 7'3 x 8'4: A final spacious single bedroom with double glazed window to rear and radiator.

**BATHROOM:** 5'5 x 8'3: A modern fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, close couple W.C., tiling to walls, chrome ladder style radiator and double glazed opaque window to rear.

**REAR GARDEN:** A fantastic sized garden with paved patio area and lawn with fencing to borders along with further patio area to far rear along with brick built shed offering great storage space and potential to be turned into rear outhouse!

**CAR PORT:** 10'8 x 14'6: Double doors to front and access to rear garden.

**COMPOSITE GARDEN SHED:** 15'4 x 9'5: A great additional space currently used for storage with potential to be turned into rear outhouse.

**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:** D

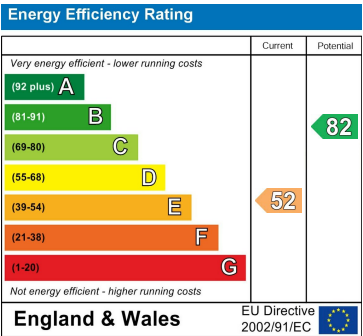
**VIEWING:** Recommended via Acres on 0121 358 6222.



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COUNCIL TAX : D

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.