

# ACRES

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- DETACHED FAMILY HOME
- POTENTIAL TO EXTEND TO THE FRONT, SIDE AND REAR (STPP)
- FOUR BEDROOMS
- SPACIOUS LOUNGE / DINER
- MODERN FITTED KITCHEN
- SEPARATE UTILITY ROOM
- SPACIOUS FAMILY BATHROOM
- DOWNSTAIRS GUEST W.C.
- LARGE DRIVEWAY AND DOUBLE GARAGE
- HUGE CORNER PLOT POSITION



**WROTTESELEY ROAD, GREAT BARR, B43 6BA - OFFERS AROUND £585,000**

It is a privilege to offer for sale this beautiful expansive detached corner plot property located on a very desirable residential road off Newton Road, Great Barr benefiting lake views over Red House Park and beaming with potential for extension to front, side and rear (STPP). The property benefits from double glazing and gas central heating (both where specified). The very spacious interiors include a large enclosed porch, welcoming entrance hall, lovely large living room open plan with dining area along with modern fitted kitchen with separate utility space and guest W.C.. To the first floor is a lovely light and airy landing space leading to four double bedrooms and a modern family bathroom. Outside is a large fore garden offering multiple parking space as well as access to garage front. To the rear is a vast and mature garden that is the perfect complement to this incredible home with large patio to fore leading to lawn and summer house to far rear! HURRY BEFORE YOU'RE TOO LATE!

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

PORCH: 11'5 x 4'5: A spacious porch area with double glazed door, double glazed window and doors into;

HALLWAY: 10'1 max, 5'9 min x 9'5: A light and airy hallway with feature staircase to first floor, radiator, double glazed window and doors into;

OPEN PLAN LOUNGE/DINER: 22'9 max, 11'5 min x 22'8 max, 11'3 min: A great size open plan living / dining area with feature in-set fire, radiator, double glazed bay window to front and double glazed double windows and double glazed double doors to rear.

FITTED KITCHEN: 10'4 x 15'6: A spacious open plan fitted kitchen / diner with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated double oven, gas hob with extractor hood over, tiling to splashback, space and plumbing for dishwasher, integrated fridge and radiator along with door leading into;

UTILITY ROOM: 4'8 x 5'1: Space and plumbing for washing machine and tumble dryer.

GUEST W.C: 5'2 x 5'1: Close couple W.C, wash hand basin and tiling to walls.

LANDING: 10'1 max, 5'1 min x 14'7: Double glazed opaque window to front with fantastic views over Red House Park lake and doors into;

BEDROOM ONE: 12'3 max, 10'5 (wardrobe) x 11'7: A great size double bedroom with built in wardrobe system, double glazed window to front and radiator.

BEDROOM TWO: 10'6 max, 8'7 (wardrobe) x 11'8: A further good size double bedroom with built in wardrobe system, double glazed window to front and radiator.

BEDROOM THREE: 12'2 max, 8'7 (wardrobe) x 8'5: A further double bedroom with double glazed window to rear, built in wardrobe system and radiator.

BEDROOM FOUR: 10'5 x 9'0: A fourth double bedroom with double glazed window to rear and radiator.

BATHROOM: 9'1 x 5'5: A modern re-fitted suite with panelled bath, separate shower cubicle, wash hand basin set into vanity unit, close couple W.C., tiling to walls, radiator and double glazed opaque window to rear.

GARAGE: 15'4 max, 7'2 min x 19'8 max, 15'4 min: Electric up and over garage door to front, ceiling light and power points along with housing gas central heating boiler.

REAR GARDEN: A fantastic sized rear garden with large paved patio area with steps leading down to large lawn and shed unit to far rear 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: F.

VIEWING: Recommended via Acres on 0121 358 6222.



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**COUNCIL TAX :** F

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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



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.