

# ACRES

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- EXTENDED SEMI DETACHED PROPERTY
- RECENTLY REFURBISHED
- THREE BEDROOMS
- SPACIOUS THROUGH LOUNGE / DINER
- MODERN RE-FITTED KITCHEN
- SEPARATE UTILITY ROOM
- MODERN RE-FITTED FAMILY BATHROOM
- OFF ROAD PARKING & SINGLE GARAGE
- LOW MAINTENANCE REAR GARDEN
- HIGH SPEC THROUGHOUT



***GAINSBOROUGH CRESCENT, GREAT BARR, B43 7LB - OFFERS AROUND £325,000***

Acres are delighted to offer for sale this modern high spec corner plot semi-detached property ideally situated on the Pheasey Estate with a fantastic finish throughout, being located within close proximity to local shops, fantastic local schooling and public transport links. The interiors have been improved throughout by the current owner to a fantastic standard and benefit from double glazing and gas central heating (both where specified). The interiors include light and airy porch, spacious hallway, generous stylish through lounge / dining room along with modern re-fitted kitchen leading into separate utility and single side garage. To the first floor are three spacious bedrooms and a modern re-fitted family bathroom. Outside is a fore garden with driveway for off road parking and access to garage front with large lawn to side. To the rear is a low maintenance garden with patio to fore leading to lawn. Call for your viewing today before you're too late!

Accessed from the fore via driveway offering off road parking access to garage front and door leading into;

PORCH: Double glazed windows and door with door into;

HALLWAY: A light and airy hallway, stairs to first floor, cupboard space, radiator and doors into;

LOUNGE/DINER: 22'7 x 11'2 max, 6'10 min : A great size through living / dining area with wall mounted fire, radiator, double glazed bay window to front and double glazed patio doors to rear leading onto patio.

KITCHEN: 9'6 x 6'11 : Modern re-fitted kitchen 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 and door leading into;

SEPERATE UTILITY / OFFICE: 12'5 max, 12'0 min x 7'4 max, 3'2 min: A great additional space with space and plumbing for washing machine and dryer, double glazed window and door to front along with door to rear garden and access into side garage.

LANDING: Double glazed opaque window to side and doors into;

BEDROOM ONE: 14'2 (bay) x 9'7 : A great size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 11'3 max, x 9'9 max, 9'3 min : A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 8'7 x 7'9 : A final spacious bedroom, double glazed window to front and radiator.

BATHROOM: : Beautiful modern re-fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, close couple W.C., tiling to floor and walls, chrome ladder style radiator and double glazed opaque window to rear.

REAR GARDEN: A good size garden with paved patio area and lawn with fencing to borders.

GARAGE: 15'4 x 8'1 : (please check the suitability of this garage for your own vehicle)

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.



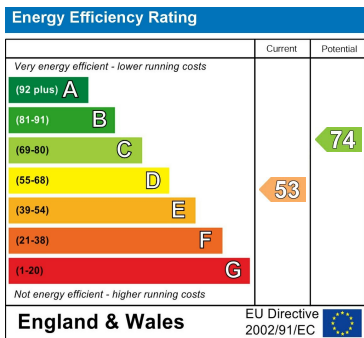




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**COUNCIL TAX :** C

**VIEWING:** Highly recommended via Acres on 0121 358 6222



Gainsborough Crescent, Great Barr, B43 7LB



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.