



- DETACHED DORMER BUNGALOW
- FIVE SPACIOUS BEDROOMS
- GROUND FLOOR SHOWER ROOM
- ADDITIONAL FAMILY BATHROOM
- SPACIOUS LIVING ROOM
- EXTENDED OPEN PLAN KITCHEN / DINER
- CONSERVATORY
- SEPARATE UTILITY ROOM
- LARGE DRIVEWAY & GARAGE
- NO UPWARD CHAIN



**RAVENHURST DRIVE, GREAT BARR, B43 7RS - OFFERS AROUND £515,000**

Acres are honoured to offer for sale this extremely spacious detached Dorma bungalow that offers fantastic bedroom space and perfect for a family home! Set in a prime spot within Great Barr and located in a quite cul-de-sac position viewings are strongly advised ASAP! Benefiting from double glazing and gas central heating (both where specified) The interiors offer; spacious enclosed porch leading into large welcoming hallway, large stylish through lounge opening into spacious extended open plan fitted kitchen / dining room with double doors feeding into conservatory and separate utility along with two downstairs double bedroom with family shower room. To the first floor offers two double bedrooms and one single along with a large family bathroom! Outside is a fore garden offering multiple parking space with access to garage front and to the rear is a well manicured garden with patio to fore, lawn and a abundance of shrubs and plants to boarders. Viewing is absolutely essential to appreciate the size, location and quality of this wonderful family home! NO UPWARD CHAIN!

Accessed via large driveway allowing off road parking to front along with access to garage front and door leading into;

**PORCH:** 9'1 x 4'1: A spacious porch area with double glazed door, double glazed door and door leading into;

**HALLWAY:** 9'3 max, 6'4 min x 14'6: A spacious light and airy hallway with stairs to first floor, radiator and doors into;

**LIVING ROOM:** 12'2 max, 10'6 min x 20'6: A great size living area with fire surround and fire, radiator, double glazed window to rear along with double doors leading into;

**EXTENDED FITTED KITCHEN/DINER:** 17'7 max, 10'5 min x 20'8 max, 9'5 min: A extended open plan fitted kitchen / diner 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, radiator and large dining area with dual aspect double glazed window to front and rear along with double glazed double sliding doors into;

**CONSERVATORY:** 9'5 x 9'3: A great additional space for ones own use with double glazed windows and double glazed double doors to rear.

**UTILITY ROOM:** 10'6 x 7'9: Fitted with a range of wall and base units, sink and drainer under double glazed window, space and plumbing for dishwasher and washing machine, space for fridge freezer and space for tumble dryer along with housing gas central heating boiler.

**BEDROOM THREE:** 11'8 max, 8'4 (wardrobe) x 14'10 max, 12'1 (wardrobe): A spacious double bedroom having built in wardrobe system, radiator and double glazed window to front.

**BEDROOM FOUR:** 9'2 x 11'7: A further double bedroom with double glazed window to rear and radiator.

**DOWNSTAIRS SHOWER ROOM:** 5'7 x 7'8: Fitted suite with walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C, tiling to walls and double glazed window to side.

**LANDING:** 2'9 x 12'1: Access into loft and doors into;

**BEDROOM ONE:** 12'2 x 16'7: A tremendous sized double bedroom with double glazed window to rear and radiator.

**BEDROOM TWO:** 13'6 max, 8'5 (wardrobe) x 14'7: A further good size double bedroom with built in wardrobe system, double glazed window to front and radiator.

**BEDROOM FIVE:** 9'9 x 7'9: Double glazed window to side and radiator.

**BATHROOM:** 7'8 x 9'5: A spacious family bathroom with fitted suite to include; panelled bath, walk in shower cubicle, wash hand basin, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to side.

**GARAGE:** 9'7 x 19'2: A spacious single garage with up and over door to front, ceiling light and power points.

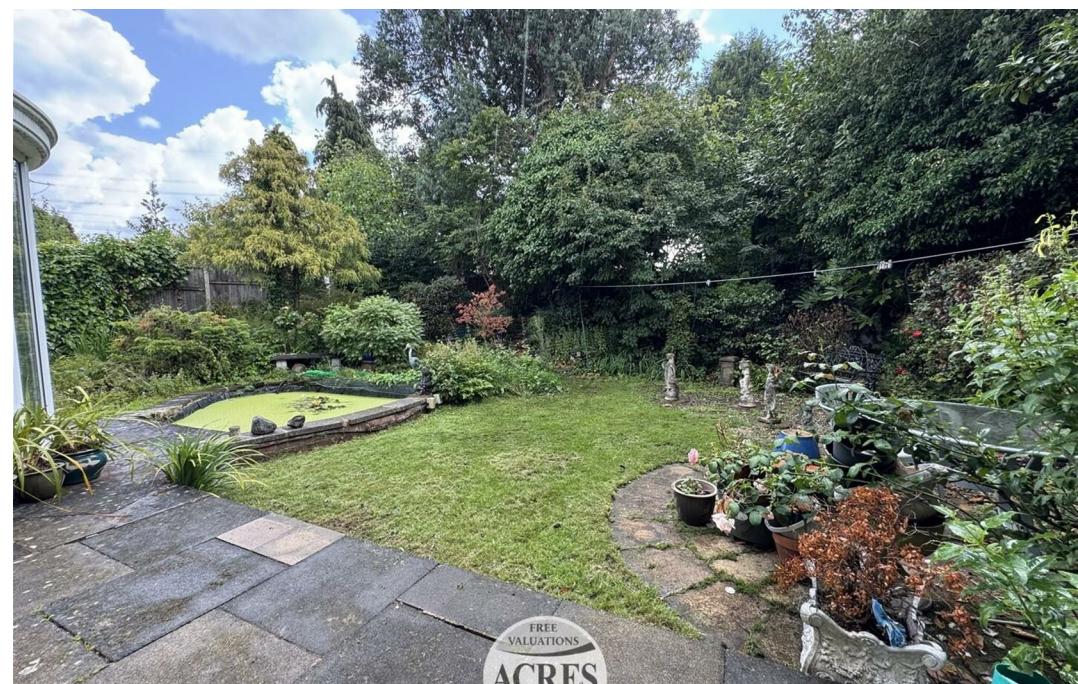
**REAR GARDEN:** A good size garden with paved patio area and lawn with fencing to borders.

**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.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



TENURE:

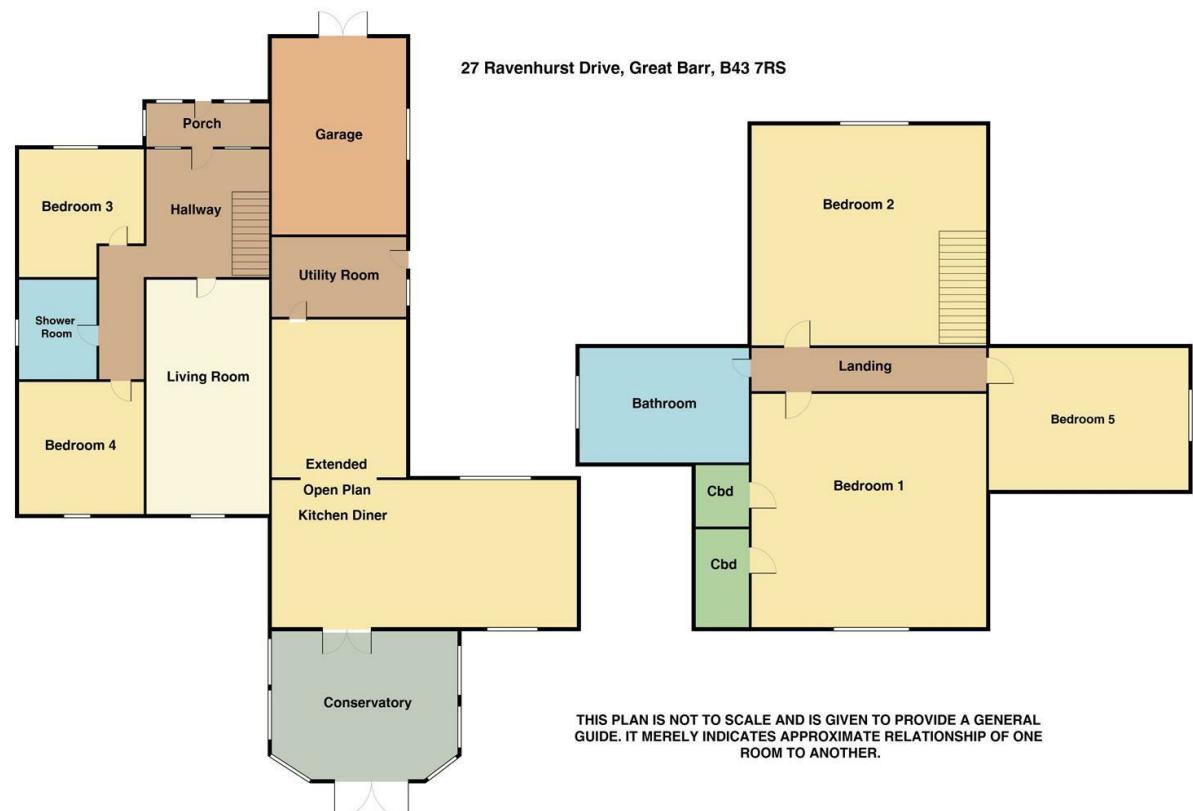
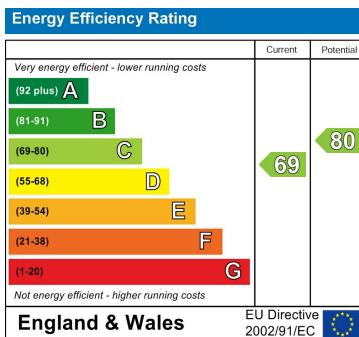
We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : F

COUNCIL : Sandwell

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.