

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
☎ 0121 358 6222 ✉ greatbarr@acres.co.uk @ www.acres.co.uk

- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- SPACIOUS LIVING ROOM
- MODERN FITTED KITCHEN
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING & SINGLE GARAGE
- LARGE COMMUNAL GARDENS
- LONG LEASE REMAINING
- QUITE CUL-DE-SAC POSITION
- IDEAL FIRST TIME BUY



**NEWTON ROAD, GREAT BARR, B43 6AJ - OFFERS IN THE REGION OF £165,000**



Acres are honoured to offer for sale this extremely well presented and modern two double bedroom apartment, occupying a lovely position off Monksfield Avenue and benefiting from double glazing and gas central heating (both where specified) this delightful spacious apartment offers; enclosed porch, spacious lounge with full height windows offering views of communal gardens along with dining space and sliding doors onto balcony area, modern fitted kitchen, two excellent double bedrooms and a stunning modern family bathroom! Outside there are lovely well maintained mature communal gardens and single garage with large communal car park. IDEAL FIRST TIME BUY – HURRY BEFORE YOU'RE TOO LATE!

Accessed via communal car park along with access to single garage front allowing secure off road parking and steps leading to communal hallway with further stairs leading to;

PORCH: 4'3 max, 3'7 min x 5'5: A great additional space with cloakroom store space and entrance door and door leading into;

LOUNGE/DINER: 13'8 max, 11'7 min x 16'3: A great size living / dining area with fire, radiator, double glazed window to front and double glazed double doors to balcony.

FITTED KITCHEN: 6'2 x 8'8: A modern fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, electric hob with extractor hood over, tiling to splashback, space and plumbing for washing machine, space for fridge freezer and radiator.

INNER HALLWAY: 2'4 x 4'7 Store cupboard and doors into;

BEDROOM ONE: 10'8 x 12'7: A great size double bedroom with built in wardrobe system, double glazed window to front and radiator.

BEDROOM TWO: 7'7 x 9'8: A further good size double bedroom with double glazed window to rear and radiator.

BATHROOM: 5'4 x 6'9: A stunning modern re-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.

COMMUNAL GARDEN: Well maintained gardens and communal car park.

GARAGE: Up and over garage door to front.

TENURE: We have been informed by the vendors that property is Leasehold. (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: A.

VIEWING: Recommended via Acres on 0121 358 6222.







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**COUNCIL TAX :** A

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

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.