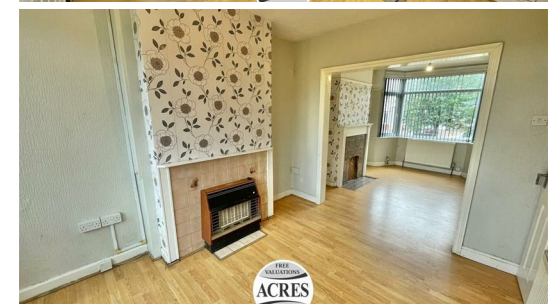


# ACRES

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



- SEMI DETACHED FAMILY HOME
- THREE GOOD SIZE BEDROOMS
- EXTENDED FITTED KITCHEN
- THROUGH LOUNGE / DINER
- FAMILY BATHROOM
- LARGE REAR GARDEN
- GARAGE AT REAR
- POTENTIAL TO EXTEND (STPP)
- IDEAL FIRST TIME BUY OR INVESTMENT
- NO UPWARD CHAIN



**WENSLEYDALE ROAD, GREAT BARR, B42 1PL - OFFERS OVER £190,000**

Acres are delighted to offer for sale this traditional styled property ideally located in a lovely location benefiting from double glazing and gas central heating (both where specified). The interiors include; entrance hall, spacious through family lounge / dining room, kitchen and under stairs cupboard. To the first floor are three good size bedrooms and a family bathroom. Outside is a deep fore garden, to the rear is a garden with patio to fore leading to long lawn with fenced borders and access to rear with garage. The property is located close to transport links and shops, and offers further scope for modernisation. This property should be viewed to be fully appreciated both location and size! NO UPWARD CHAIN!

Accessed from the fore via lawned fore garden.

HALLWAY: Double glazed entrance door Stairs to first floor, radiator and doors into;

THROUGH LOUNGE/DINER: 23'8 x 9'4 max, 8'3: A great size living area with fire surround and fire to living and dining area, radiator, double glazed bay window to front and double glazed bay window and door to rear.

FITTED KITCHEN: 6'3 x 5'10: Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, cooker with gas hob and extractor hood over, tiling to splashback and door to rear.

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

BEDROOM ONE: 12.2 (into bay) x 9'2 max, 8'0 min: A great size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 12'0 (into bay) x 9'2: A further good size double bedroom with double glazed bay window to rear and radiator.

BEDROOM THREE: 6'6 x 5'5: Double glazed window to front and radiator.

BATHROOM: Fitted suite with panelled bath, shower over, wash hand basin, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to rear.

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

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: B

VIEWING: Recommended via Acres on 0121 358 6222.



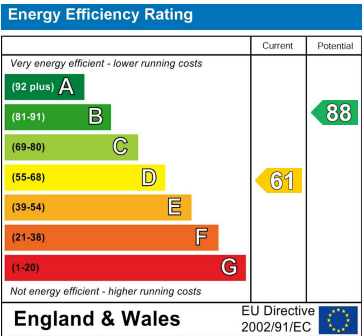




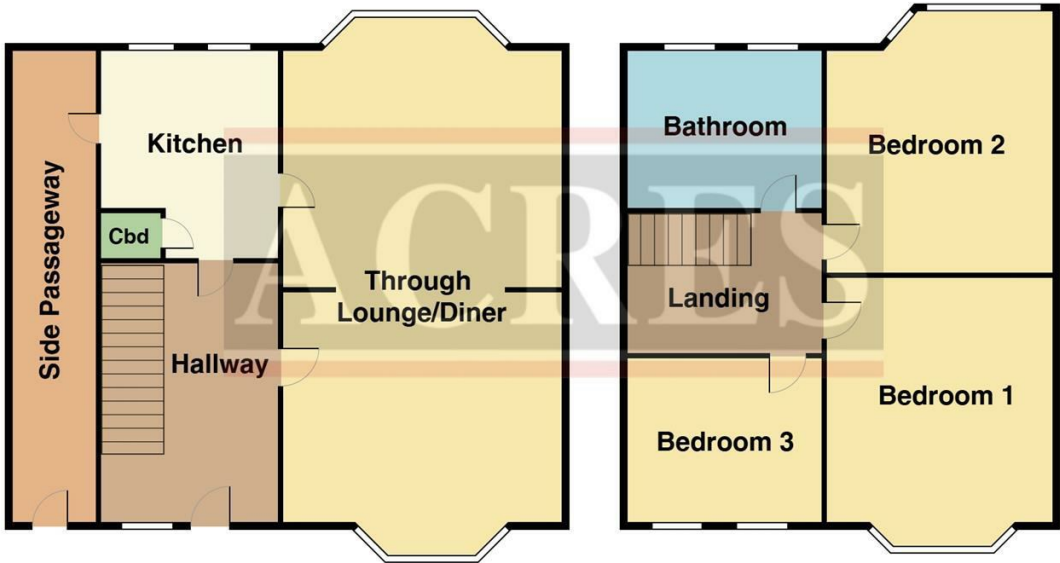
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**COUNCIL TAX :** B

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



80 Wensleydale Road, Great Barr, B42 1PL



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.