

# ACRES

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- SEMI DETACHED BUNGALOW
- TWO BEDROOMS
- SPACIOUS LIVING ROOM
- OPEN PLAN FITTED KITCHEN / DINER
- LARGE CONSERVATORY
- MODERN SHOWER ROOM
- SEPARATE W.C.
- OFF ROAD PARKING TO FRONT, CARPORT AND GARAGE
- LOW MAINTIANCE REAR GARDEN
- NO UPWARD CHAIN



***ABBOTSFORD AVENUE, GREAT BARR, B43 6HB - OFFERS OVER £265,000***



Set on an immaculate and sought after road just a few minutes' walk away from local shops and transport links at the Scott Arms along with being a stone throw away from red house park is this two bedroomed semi-detached bungalow. Being double glazed and gas central heated (both where specified). The property includes: large enclosed entrance hallway, two double bedrooms master with built in wardrobes, spacious living room with large conservatory and a modern open plan fitted kitchen / diner along with modern shower room / separate W.C.. To the rear of the property is a large car port to side leading to single garage and low maintenance rear garden benefitting patio to fore leading to lawn with planted beds! To the front of the property is driveway offering parking & giving access to car port front and single garage! Viewing is essential to appreciate both size and location! NO UPWARD CHAIN – HURRY BEFORE YOU'RE TOO LATE!

Accessed from the fore via well presented front garden with lawn, driveway offering ample off road parking, leading to car port / garage front and double glazed entrance door;

HALLWAY: 8'7 x 5'8: Having radiator, cloaks cupboard and doors into;

LIVING ROOM: 14'8 max, 7'6 min x 12'6 max, 9'4 min: A great size living area with fire surround and fire, radiator and double glazed window to front.

OPEN PLAN FITTED KITCHEN/DINER: 10'10 max, 8'3 min x 17'8: A modern open plan fitted kitchen / diner with drawer base and eye level units, work surfaces, sink and drainer, integrated oven, gas hob with extractor hood over, tiling to splashback, space and plumbing for washing machine and dishwasher, space for tumble dryer, space for fridge freezer, radiator, double glazed window to front and double glazed door to side.

CONSERVATORY: 20'3 x 9'7 max, 7'4 min: Beautifully presented additional living space with double glazed windows and double glazed double doors to rear garden.

INNER HALLWAY: Store cupboard and doors into;

BEDROOM ONE: 13'3 x 9'8: A great size double bedroom with built in wardrobe system, storage cupboard, double glazed window to rear and radiator.

BEDROOM TWO: 9'9 x 10'8: A further good size double bedroom with radiator and sliding patio doors to rear leading into conservatory.

SHOWER ROOM: 4'7 x 5'4: a modern re-fitted suite with walk in shower cubicle, wash hand basin set into vanity unit, tiling to walls, radiator and double glazed opaque window to side.

SEPARATE W.C: 2'5 x 5'5: Fitted with close couple W.C, tiling to part walls and double glazed window to side.

GARAGE: 9'10 x 22'4: Double doors to front, ceiling light and power points.

REAR GARDEN: A good size low maintenance 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: C.

VIEWING: Recommended via Acres on 0121 358 6222.





FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : C

VIEWING: Highly recommended via Acres on 0121 358 6222

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive	
	2002/91/EC	



59 Abbotsford Avenue, Great Barr, B43 6HB



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.

