

ACRES

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- EXTENDED DETACHED FAMILY HOME
- THREE BEDROOMS
- EXTENDED LIVING ROOM
- ADDITIONAL SEPARATE LIVING / DINING ROOM
- EXTENDED FITTED KITCHEN
- DOWNSTAIRS SHOWER ROOM
- ADDITIONAL DOWNSTAIRS GUEST W.C.
- MODERN FAMILY BATHROOM
- LARGE OFF ROAD PARKING TO FRONT
- POTENTIAL TO EXTEND FURTHER (STPP)



BIRMINGHAM ROAD, GREAT BARR, B43 7AE - OFFERS AROUND £425,000

The property is set back from the road with a large driveway to the front and opens into a light and airy hallway. The ground floor features an extended living room with the option of a potential fourth bedroom or additional reception room, complemented by a downstairs shower room and a separate guest WC. A further highlight is the extended fitted kitchen, providing ample space for modern family living. Upstairs, the property offers three spacious bedrooms and a modern family bathroom. To the rear is a low-maintenance garden, ideal for relaxing or entertaining. This home also offers huge scope for future extension and development, making it an excellent opportunity for families looking to create their ideal property in a sought-after location. **HURRY BEFORE YOU'RE TOO LATE!**

Accessed from the fore via large brick block driveway with lawned area to sides, driveway offering ample off road parking, leading to double glazed entrance door into;

HALLWAY: 6'1 x 10'2: A large airy hallway having stairs to first floor, radiator, double glazed window, tiling to floor and doors into;

DOWNSTAIRS GUEST W.C: 3'0 x 4'10: Fully fitted with close couple W.C, wash hand basin and tiling to floor.

LIVING ROOM: 13'3 min 16'5 max x 24'0: A great size extended living area with tiling to floor, radiator, double glazed double doors to rear garden along with door leading into;

DINING ROOM: 13'1 x 10'3: Another good sized living / dining space with radiator and double glazed window to front with further door into;

DOWNSTAIRS BATHROOM: 6'1 x 8'5: Fitted with walk in shower cubicle, wash hand basin, close couple W.C, chrome ladder style radiator, tiling to floor and walls and double glazed window to rear.

FITTED KITCHEN: 7'11 min, 11'11 max x 15'3: A spacious extended fitted kitchen with a range of modern 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, space and plumbing for washing machine and dishwasher, space for fridge freezer and radiator.

LANDING: 6'4 x 7'2: Doors into;

BEDROOM ONE: 10'0 x 13'8: A great size double bedroom with double glazed window to front and radiator.

BEDROOM TWO: 10'0 x 13'8: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 6'1 x 9'7: A final bedroom with double glazed window to front and radiator.

BATHROOM: 5'10 x 7'3: A modern fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, 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 to fore with steps down to a further paved patio area 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: E.

VIEWING: Recommended via Acres on 0121 358 6222.

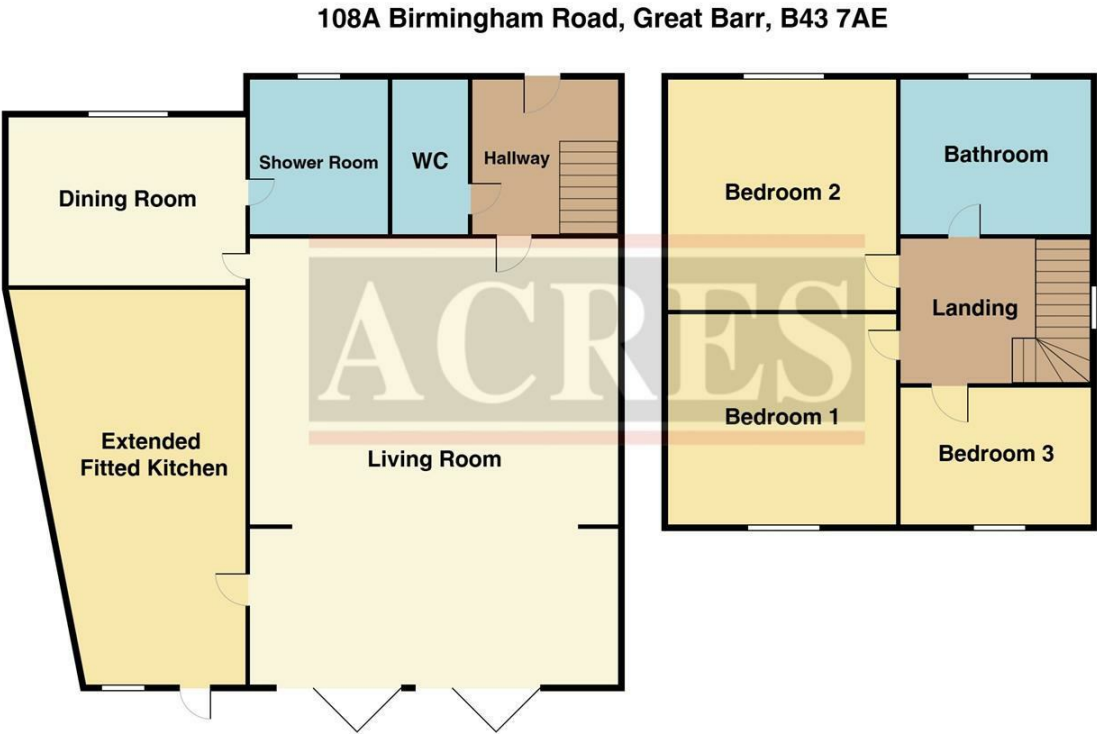


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COUNCIL TAX : E

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		
(69-80) C		79
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
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.