

ACRES

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- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- SPACIOUS LIVING ROOM
- OPEN PLAN FITTED KITCHEN / DINER
- SPACIOUS FAMILY BATHROOM
- LOW MAINTINANCE REAR GARDEN
- POTENTIAL TO EXTEND (STPP)
- IDEAL FIRST TIME BUY
- PRIME LOCATION
- NO UPWARD CHAIN



LONGSTONE ROAD, GREAT BARR, B42 2DW - OFFERS OVER £190,000

Acres are delighted to offer for sale this semi detached property located on The Beeches with fantastic local schooling, public transport links into Birmingham City Centre that benefits from double glazing and gas central heating (both where specified). The interiors include large enclosed porch leading into; very well presented living room leading into open plan kitchen / diner. To the first floor is a landing with doors into two double bedrooms, one single bedroom and family bathroom with white suite. Outside is a lawn fore garden with potential to be turned into driveway space and to the rear is a patio to fore leading to large lawn. This is a very popular road so an early viewing is highly recommended to appreciate the size and potential throughout! HURRY BEFORE YOU'RE TOO LATE – NO UPWARD CHAIN!

Accessed from the fore via lawned garden and pathway leading to double glazed entrance door, into;

PORCH: 7'7 x 2'4: Double glazed windows and internal door into

LIVING ROOM: 15'8 max, 12'2 min x 14'5 (bay) 11'1 min: A great size living area with fire surround and fire, radiator, double glazed bay window to front and door into;

OPEN PLAN KITCHEN/DINER: 15'8 max, 14'6 min x 9'9: A open plan fitted kitchen / diner with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, tiling to splashback, cooker with electric hob, space and plumbing for washing machine, space for fridge freezer, radiator, dining area with double glazed sliding doors to rear.

LANDING: 6'3 max, 3'1 min x 5'9: Access into loft and doors into;

BEDROOM ONE: 8'8 max, 8'4 min x 12'6: A great size double bedroom with double glazed window to front and radiator.

BEDROOM TWO: 9'5 x 9'9: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 6'7 max, 3'3 min x 8'8 max, 7'2 min: A final single bedroom with double glazed window to front and radiator.

BATHROOM: 5'7 x 6'4: A fitted suite with panelled bath, shower over, wash hand basin, close couple W.C., tiling to 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.

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.

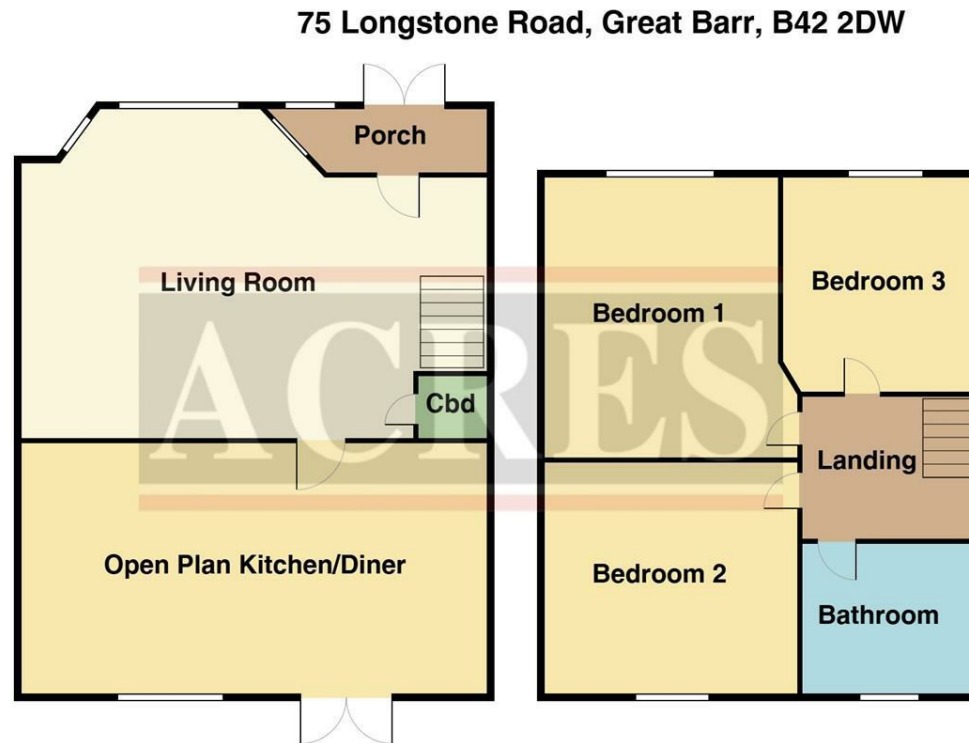


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	78
England & Wales		
	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.