

ACRES

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

- EXTENDED SEMI DETACHED FAMILY HOME
- THREE SPACIOUS BEDROOMS
- TWO SPACIOUS RECEPTION ROOMS
- EXTENDED MODERN FITTED KITCHEN
- LARGE CONSERVATORY
- DOWNSTAIRS GUEST W.C.
- MODERN FAMILY BATHROOM
- WELL MANICURED LANDSCAPED REAR GARDEN
- LARGE SIDE DOUBLE GARAGE & DRIVEWAY
- HUGE POTENTIAL TO EXTEND (STPP)



PEAR TREE ROAD, GREAT BARR, B43 6JA - OFFERS IN THE REGION OF £450,000

Situated in a prime position on the very popular Pear Tree Estate is this extended superb semi-detached property with a extremely large side double garage giving HUGE potential for extension! The stunning property benefits from double glazing and gas central heating (both where specified). The interiors include; enclosed porch leading into light and airy entrance hall, front reception room currently used as dining room, spacious rear lounge and a extended modern fitted kitchen / diner with access into large conservatory and downstairs guest W.C.. To the first floor are three excellent bedrooms and a beautiful modern family bathroom. Outside is a deep fore garden with planted borders and driveway for parking and access to garage fronts. To the rear is an incredible garden that is enormous in size and includes, patio to fore leading to a very large lawn with an abundance of trees and shrubs throughout. If you are looking for a lovely location and fabulous property with potential to improve even further (with relevant permission) this will be the perfect home for you. **HURRY BEFORE YOU'RE TOO LATE!**

Accessed from the fore via deep brick block driveway offering ample off road parking, leading to two garage fronts and double glazed entrance door, into;

HALLWAY: 5'7 max, 2'8 min x 13'5: A light and airy spacious hallway with stairs to first floor, radiator and doors into;

FRONT RECEPTION ROOM: 9'9 max, 8'7 min x 14'6 (bay): A great size living/dining area with radiator and double glazed bay window to front.

REAR RECEPTION ROOM: 17'7 max, 9'8 min x 12'2 max, 9'2 min: A further good sized living space with radiator, double glazed window to rear and double glazed double doors to rear garden along with door into;

EXTENDED FITTED KITCHEN: 8'8 x 19'3: A fabulous modern extended fitted kitchen with a range of modern drawer base and eye level units, work surfaces, sink and drainer under double glazed window, integrated oven, electric hob with extractor hood over, tiling to splashback, space and plumbing for washing machine and dishwasher, space for fridge freezer, spotlights to ceiling, tiling to floor, radiator and door into;

GUEST W.C: 2'7 x 5'6: Fitted with close couple W.C and wash hand basin.

CONSERVATORY: 17'6 x 12'4: A large / fantastic additional living space with double glazed windows, tiling to floor and double glazed double doors to rear garden.

LANDING: 2'8 x 6'7: Double glazed opaque window to side and doors into;

BEDROOM ONE: 9'9 max, 8'1 (wardrobe) x 14'6(bay): A great size double bedroom with built in wardrobe system, double glazed bay window to front and radiator.

BEDROOM TWO: 9'8 x 12'1: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 7'5 x 8'4: A final spacious single bedroom with double glazed window to front and radiator.

BATHROOM: 5'6 x 7'8: A modern fitted suite with panelled bath, walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C., tiling to walls, radiator and double glazed opaque window to rear.

REAR GARDEN: A good size landscaped beautifully garden with paved patio area and lawn with an abundance of mature plants, trees and shrubs with fencing to borders along with further patio area to far rear and shed unit.

DOUBLE GARAGE: 21'1 x 15'9: Up and over door, ceiling light and power points.

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: D.

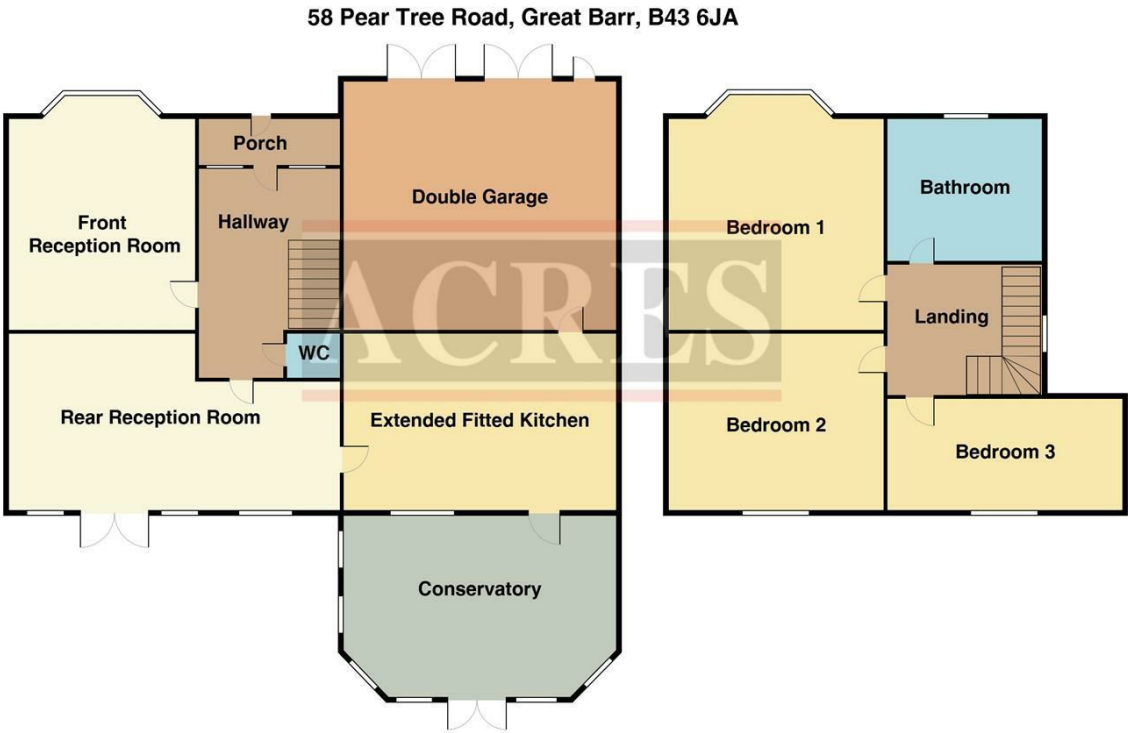
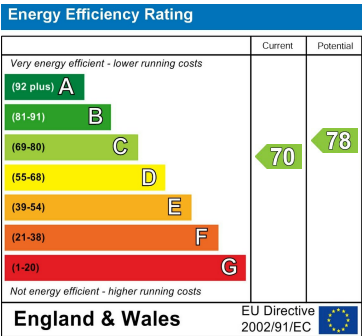
VIEWING: Recommended via Acres on 0121 358 6222.



TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : D

VIEWING: Highly recommended via Acres on 0121 358 6222



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.