

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- EXTENDED DETACHED FAMILY HOME
- BEAMING WITH CHARACTER
- FOUR SPACIOUS BEDROOMS
- SPACIOUS DINING ROOM
- LARGE EXTENDED LIVING ROOM
- BEDROOM ONE & TWO EXTENDED
- EXTENDED SPACIOUS FAMILY BATHROOM
- EXTENDED MODERN KITCHEN / DINER
- SEPARATE UTILITY ROOM
- LARGE DRIVEWAY / DOUBLE GARAGE & REAR GARDEN



GEORGE ROAD, GREAT BARR, B43 6LG - OFFERS IN THE REGION OF £475,000

This beautifully extended four-bedroom detached family home is set on the highly sought-after White crest Estate in the heart of Great Barr, offering a blend of fantastic traditional features and spacious modern living. Ideally located with excellent access to local schooling, shops, and public transport links, this property makes the perfect family residence. The property benefits from a large driveway providing ample off-road parking and access to a double garage. Inside, a spacious and welcoming hallway leads to a front reception room full of character and charm, along with a generously extended rear reception room ideal for family living or entertaining. The heart of the home is the open-plan extended kitchen diner, complemented by a separate utility room and a convenient downstairs wet room. Upstairs, the property offers three large double bedrooms (master with walk in wardrobe & bedroom two with En Suite), a fourth single bedroom, and a substantial extended family bathroom, all finished to a high standard while retaining the home's traditional appeal. A superb opportunity to acquire a spacious, characterful family home in one of Great Barr's most desirable locations which does not come around often! HURRY BEFORE YOU'RE TOO LATE!

Accessed from the fore via large driveway offering ample off road parking, leading to double garage front and double glazed entrance door.

PORCH: 5'5 x 3'5: Double glazed windows and internal door into;

HALLWAY: 5'9 max, 4'9 min x 14'4: A light and airy hallway with stairs to first floor, radiator and doors into;

FRONT RECEPTION ROOM: 11'11 max, 9'8 min x 13'6 (bay): A great size dining area with fire surround, radiator and double glazed bay window to front.

EXTENDED REAR RECEPTION ROOM: 11'11 max, 10'4 min x 19'9 (bay): A extended spacious rear living room with radiator and double glazed double doors to rear.

EXTENDED FITTED KITCHEN: 15'1 x 16'4 (bay) 13'2: A open plan fully fitted kitchen / diner with a range of drawer base and eye level units, work surfaces, feature centre island, sink and drainer, integrated double oven, electric hob with extractor hood over, tiling to splashback, tiling to floor, radiator, double glazed window and double glazed double doors to rear along with further dining space.

UTILITY ROOM: 8'5 max, 3'4 min x 13'5 max, 6'6 min: A good sized utility with base unit, sink and drainer under double glazed window, tiling to splashback, tiling to floor and space and plumbing for washing machine and dryer with door to rear and door into double garage.

GUEST W.C/WETROOM: 4'6 x 5'7: A modern fitted suite with shower, wash hand basin, close couple W.C, tiling to floor and walls and double glazed opaque window to side.

LANDING: 9'3 max, 2'6 min x 10'3 max, 3'1 min: Access into loft and doors into;

BEDROOM ONE: 11'2 max, 9'9 min x 20'10 (bay): A great size extended double bedroom with double glazed bay window to rear and radiator along with door leading into;

WALK IN WARDROBE: 6'6 x 10'5: Fitted with storage shelving and hanging space and double glazed window to rear.

BEDROOM TWO: 16'5 max, 8'6 min x 14'2 max, 7'7 min: A further good size extended double bedroom with double glazed window to front and radiator along with door leading into;

ENSUITE: 7'9 x 3'8: A modern fitted suite with walk in shower cubicle, wash hand basin, close couple W.C, tiling to walls and radiator along with double glazed opaque window to side.

BEDROOM THREE: 10'5 max, 9'2 min x 13'6 (bay): A third double bedroom with double glazed bay window to front and radiator.

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

BATHROOM: 10'6 x 9'8: A extremely spacious extended modern fitted suite with corner panelled bath, walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C., bidet, tiling to floor and walls, radiator and double glazed opaque window to rear along with door into eve's storage.

DOUBLE GARAGE: 18'5 x 17'8: Up and over doors rolling shutter doors to front, ceiling light and power points.

REAR GARDEN: A fantastic sized well maintained garden with large paved patio area and lawn with mature plants, trees and shrubs and fencing to borders along with doors into Log Cabin outhouse (With 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.

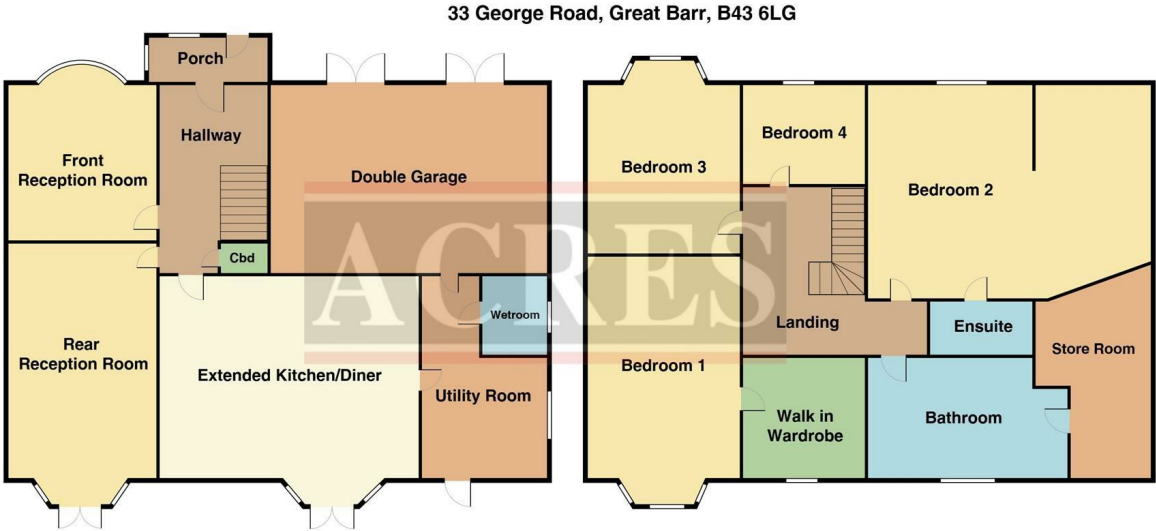
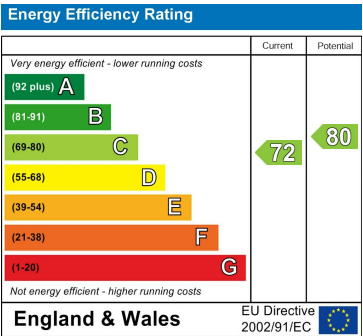
VIEWING: Recommended via Acres on 0121 358 6222.



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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.