

ACRES

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DRAFT

- EXTENDED SEMI DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- SPACIOUS LIVING ROOM
- EXTENDED OPEN PLAN KITCHEN / DINER
- SEPARATE UTILITY
- FITTED FAMILY BATHROOM
- QUITE CUL-DE-SAC LOCATION
- OFF ROAD PARKING TO FRONT & GARAGE TO REAR
- LOW MAINTINANCE REAR GARDEN
- NO UPWARD CHAIN



BRUSHFIELD ROAD, GREAT BARR, B42 2QL - OFFERS IN THE REGION OF £235,000

This well presented three double bedroom semi-detached property is set in the heart of Great Barr, nestled within a quiet cul-de-sac location offering a peaceful yet convenient setting close to fantastic local schooling, public transport links, and shops. To the front, the property benefits from a driveway with shared access leading to a rear garage. Internally, an enclosed porch opens into a spacious hallway, giving access to a front living room and an extended open-plan kitchen diner to the rear, perfect for family living and entertaining. The kitchen further opens into a separate utility space, providing added convenience. To the first floor, there are two double bedrooms, a modern family bathroom, and a useful study area, with a further staircase leading to the second-floor master bedroom, complete with its own WC. Outside, the property enjoys a low-maintenance rear garden featuring a patio area and lawned section, ideal for relaxing or hosting gatherings. This delightful home offers spacious and versatile accommodation throughout and is perfect for families seeking a well-located property in Great Barr. **HURRY BEFORE YOU'RE TOO LATE - IDEAL FIRST TIME BUY - NO UPWARD CHAIN.**

Accessed from the fore via brick block driveway offering ample off road parking along with shared access / driveway to side leading to a single garage and double glazed entrance door into;

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

HALLWAY: 5'4 max, 2'7 min x 11'9: A spacious entrance with stairs to first floor, radiator and doors into;

LIVING ROOM: 9'9 max, 8'8 min x 14'5 (bay): A great size living area with wall mounted fire, radiator and double glazed bay window to front.

OPEN PLAN KITCHEN/DINER: 15'8 max, 10'8 min x 15'5 max, 9'5 min: A extended fitted kitchen / diner with a range of drawer base and eye level units, work surfaces, sink and drainer, integrated oven, gas hob with extractor hood over, tiling to splashback, dining area with radiator and double glazed window to rear and double glazed door into;

UTILITY ROOM: Space and plumbing for washing machine and further white goods along with door to rear.

LANDING: 6'5 max, 2'6 min x 6'0: Doors into;

BEDROOM TWO: 8'7 x 12'6: A good size double bedroom with double glazed window to front and radiator.

BEDROOM THREE: 9'4 x 9'9: A further bedroom with double glazed window to rear and radiator.

BATHROOM: 5'9 x 6'6: 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.

STUDY AREA: 3'5 x 8'9: A great additional space ideal for office/study.

SECOND FLOOR LANDING: 2'7 x 1'8: Stairs leading up to;

BEDROOM ONE: 11'6 max, 8'6 min x 14'5: A great size double bedroom with double glazed window to rear and radiator and door into;

W.C: Fitted with close couple W.C and wash hand basin.

REAR GARDEN: A good size garden with paved patio area to fore and lawn with mature plants, shrubs and trees along with fencing to borders.

REAR GARAGE: Up and over garage door to front, accessed via shared driveway. (Please check the suitability of this garage for your own vehicle)

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.

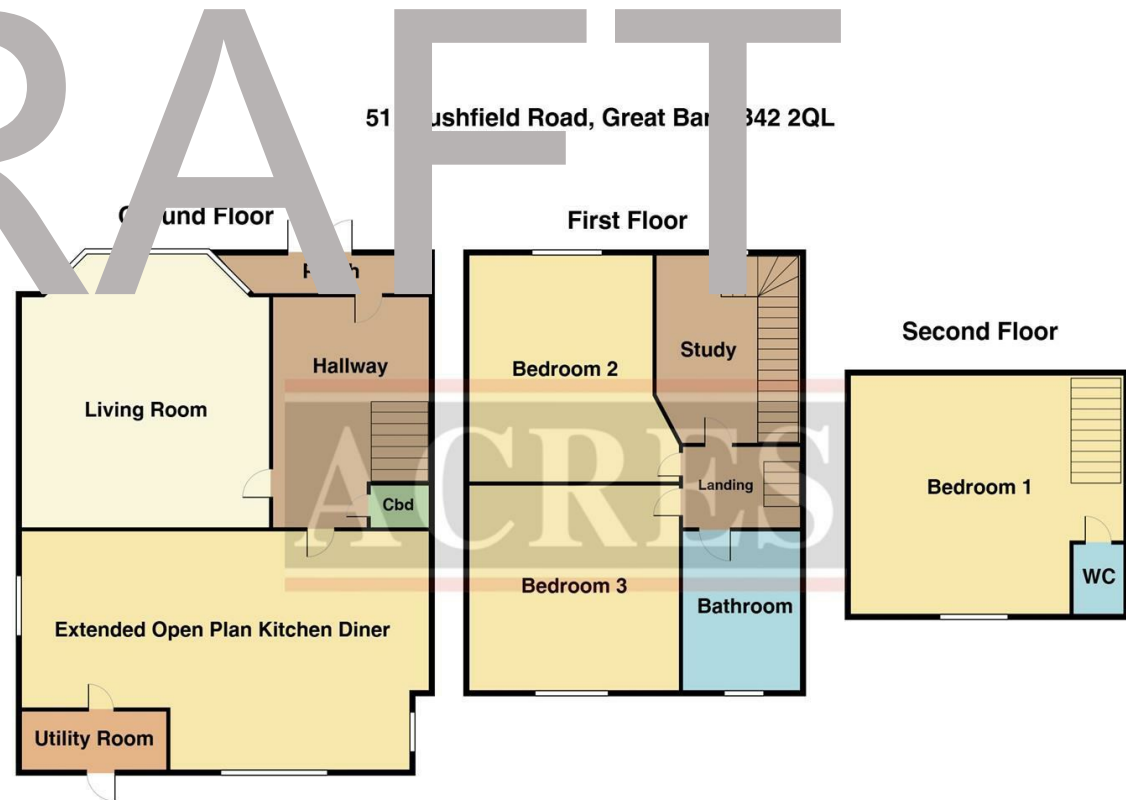
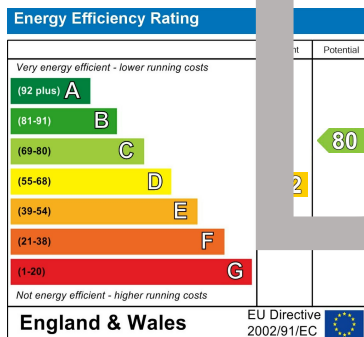
VIEWING: Recommended via Acres on 0121 358 6222.



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COUNCIL TAX : B

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.