

ACRES

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- EXTENDED END OF TERRACED HOUSE
- THREE BEDROOMS
- SPACIOUS LIVING ROOM
- SEPARATE STUDY / SITTING ROOM
- EXTENDED OPEN PLAN KITCHEN / DINER
- SEPARATE UTILITY ROOM
- DOWNSTAIRS GUEST W.C.
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- QUITE CUL-DE-SAC LOCATION



GREENAWAY CLOSE, GREAT BARR, B43 7HT - OFFERS AROUND £290,000

A beautifully presented and extended three-bedroom end-of-terrace family home, set in a quiet cul-de-sac on the popular Pheasey Estate, Great Barr. Ideally located for access to excellent local schooling, shops, and public transport links, this property offers spacious and versatile living accommodation throughout. To the front, the property benefits from off-road parking, leading into a large and welcoming hallway. The ground floor features a spacious living room, a separate study/sitting room, and a modern extended open-plan kitchen-diner, perfect for family living and entertaining. The ground floor is further complemented by a separate utility room and a guest downstairs WC. To the first floor, a spacious landing gives access to three well-proportioned bedrooms and a modern family bathroom. Externally, the property enjoys a low-maintenance tiered rear garden, featuring astro turf to the first tier, leading up to a lawned area with shed units to the far rear — ideal for outdoor relaxation and storage. This is a superb family home offering both space and convenience in a sought-after location. **HURRY BEFORE YOU'RE TOO LATE!**

Accessed from the fore via driveway offering off road parking, leading to double glazed entrance door, into;

HALLWAY: 5'3 max, 2'6 min x 11'6: A light and airy hallway with stairs to first floor, radiator, double glazed window and doors into;

LIVING ROOM: 10'9 max, 9'7 min x 15'2: A great size living area with fire, radiator, double glazed bay window to front and double doors opening into;

OFFICE/PLAYROOM: 10'7 max, 7'8 (store) x 10'7: A great additional space for ones own use with fitted storage cupboards, desk / office area and doors into Utility and Guest downstairs W.C. finally being open plan with;

EXTENDED OPEN PLAN KITCHEN/DINER: 11'9 x 15'6: A stunning modern extended fitted kitchen / diner with a range of modern drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, electric hob with extractor hood over, tiling to splashback, tiling to floor, space for fridge freezer, radiator, skylights and double glazed double doors to rear along with breakfast bar and further dining area.

UTILITY ROOM: 7'0 x 5'5: Fitted with modern base units, space and plumbing for washing machine and tumble dryer, tiling to floor and door into;

GUEST W.C: 2'9 x 5'2: Fitted with close couple W.C and double glazed opaque window to side.

LANDING: 5'6 max, 2'6 min x 6'3: Doors into;

BEDROOM ONE: 10'8 max, 8'8 (wardrobe) x 10'9: A great size double bedroom with built in wardrobe system, double glazed window to front and radiator.

BEDROOM TWO: 8'6 x 13'0 max, 11'3 (wardrobe): A further good size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM THREE: 7'8 x 9'5: A final spacious bedroom with double glazed window to front and radiator.

BATHROOM: 5'4 x 6'6: 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 a tiered garden 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.

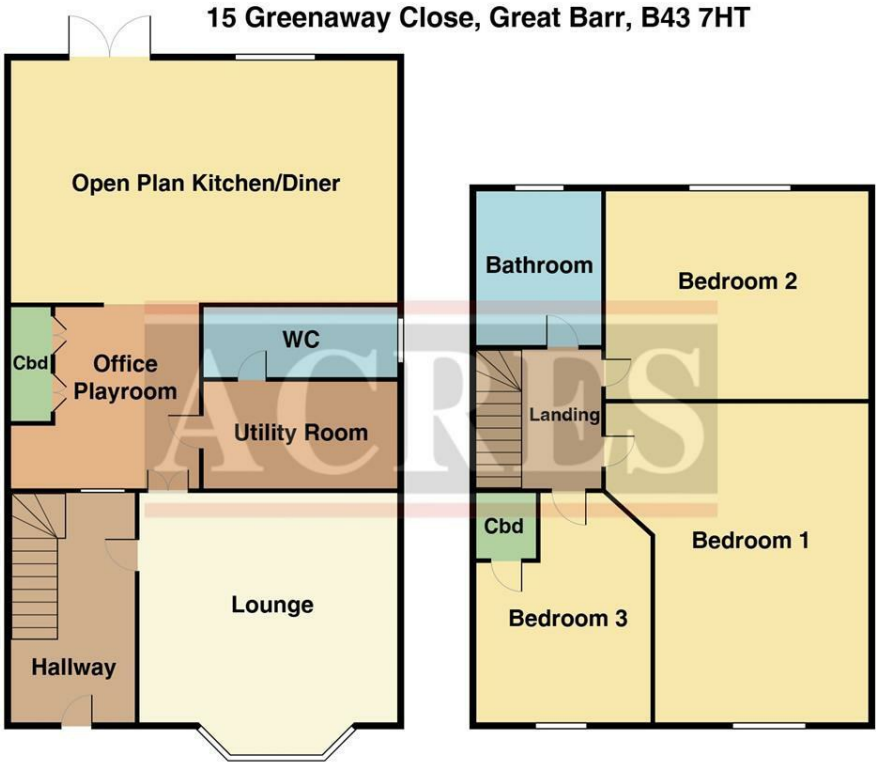
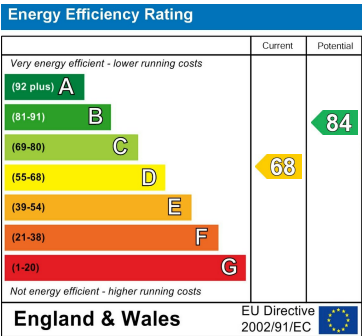
VIEWING: Recommended via Acres on 0121 358 6222.



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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.