

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * DETACHED COACH HOUSE
- * TWO DOUBLE BEDROOMS
- * EN-SUITE SHOWER ROOM
- * OPEN PLAN LIVING ROOM / DINING SPACE
- * MODERN KITCHEN
- * GARAGE & UTILITY
- * GAS CENTRAL HEATED
- * PRIME LOCATION



Nether Hall Avenue, Great Barr B43 7EU - Offers in the region of £195,000

Acres are delighted to offer for sale this spacious first floor spacious coach house which offers; two double bedrooms, main with en-suite shower room, spacious living room/dining room opening into modern fitted kitchen with built in appliances and modern bathroom. This property has allocated parking to the rear along with access to garage and separate utility. Benefiting from double glazing and gas central heating heating (both where specified). Early viewings are essential to appreciate the quality & size on offer!

Access is via pathway leading to door into;

LIVING ROOM: 23'7 / 11'0max x 7'9min: Spacious living/dining space with double glazed windows to rear and side, two radiators and cupboard space.

KITCHEN: 11'0 / 6'9max x 5'6min: Fitted kitchen to include base, drawer and eye level cupboards, stainless steel sink and drainer under double glazed rear window, gas hob and extractor hood over, integrated oven and grill, washing machine and fridge freezer.

BEDROOM ONE: 11'5 x 9'4: Double glazed window to front, radiator and door into;

EN-SUITE: 6'9 / 6'8max x 4'2min: Shower cubicle with wash hand basin, low level W.C., tiling to floor and part walls, ladder style towel rail/radiator and double glazed opaque window to rear.

BEDROOM TWO: 11'4 x 8'5: Double glazed window to rear, radiator and built in wardrobe.

BATHROOM: 8'8 x 6'9: White suite comprising panelled bath with shower over, wash hand basin, low level W.C, tiling to floor and part walls ladder style towel rail/radiator and double glazed opaque window to rear.

UTILITY: 5'4 x 4'0: Separate space with plumbing for a washing machine, wall mounted gas central heated boiler, radiator.

GARAGE: 17'11 x 8'8: Up and over door. *(please check the suitability of this garage for your own vehicle)*

TENURE: We have been informed by the vendors that property is Leasehold. (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: C.

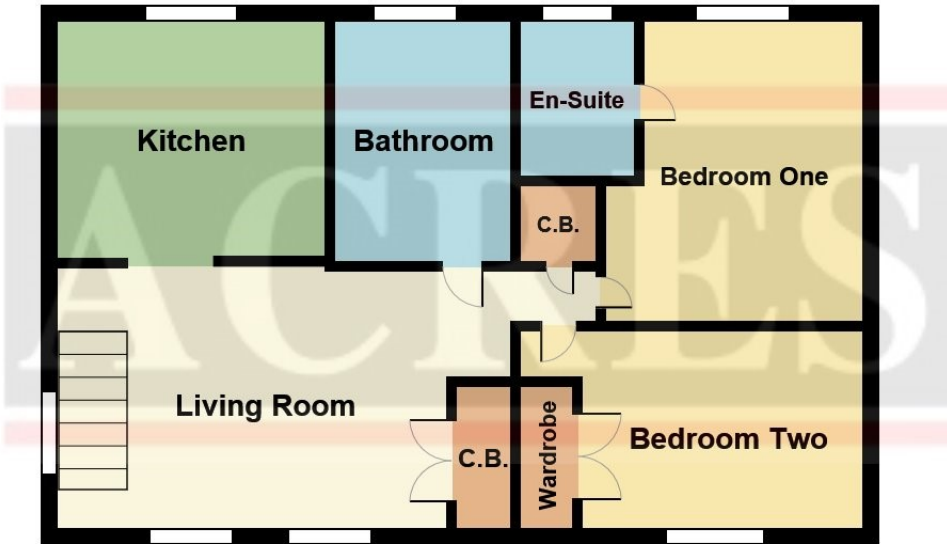
VIEWING: Recommended via Acres on 0121 358 6222.



FREE SALES & RENTAL VALUATIONS — INDEPENDANT MORTGAGE ADVICE

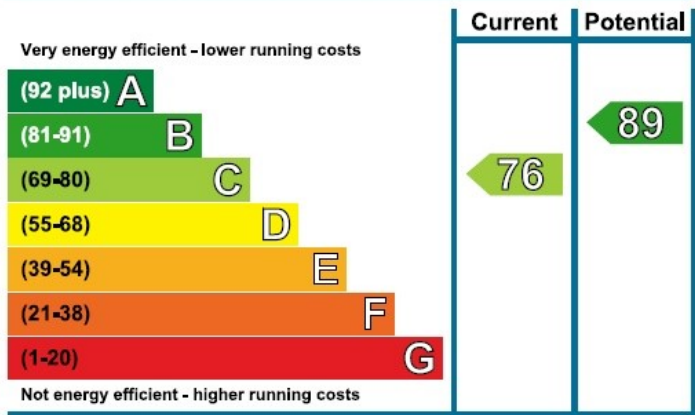
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested 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.

Nether Hall Avenue, Great Barr



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Energy Efficiency Rating



NETHER HALL AVENUE, GREAT BARR B43 7EU