

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * EXTENDED SEMI DETACHED HOUSE
- * THREE DOUBLE BEDROOMS
- * EXTENDED THIRD BEDROOM
- * EXTENDED FAMILY BATHROOM
- * EXTENDED OPEN PLAN KITCHEN / DINER
- * LARGE THROUGH LOUNGE
- * SEPARATE SITTING ROOM
- * DOWNSTAIRS SHOWER ROOM
- * PRIME LOCATION
- * NO UPWARD CHAIN



93 Yateley Avenue, Great Barr, B42 1JJ - Offers in excess of £340,000

Acres are honoured to offer for sale this superb traditionally styled property that has been extended throughout! Benefiting from double glazing and gas central heating (both where specified). The interiors offer enclosed porch, welcoming hallway, generous through lounge with double doors into extended open plan fitted kitchen / diner with separate utility and guests shower room. The ground floor also comprises a large conservatory attracting beams of sunlight to the rear and further sitting room / office to front. To the first floor are three excellent double bedrooms (bedroom three being extended) and extended family bathroom. Outside is a brick blocked fore garden offering parking space and to the rear is a well sized garden with long lawn and patio area. Viewing comes highly recommended to appreciate this fabulous family home! NO UPWARD CHAIN!

Accessed via block paved driveway allowing off road parking for multiple cars and door leading into;

PORCH: 6'10" max x 2'7" min x 14'8": Double glazed windows and door with door into;

HALLWAY: 5'5" max x 2'7" x 14'8":Stairs to first floor, radiator and doors into;

THROUGH LIVING ROOM: 10'11" X 25'9" into bay X 22'9":A great size through living area with fire surround and fire, radiator, double glazed window to front and doors into;

EXTENDED FITTED KITCHEN 21'9" x 8'8": Extended fitted kitchen / diner with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, gas hob with extractor hood over, tiling to splashback, space and plumbing for washing machine and fridge freezer, dining area, radiator, double doors leading to:

CONSERVATORY 11'6 x 9'9": Having feature brick wall with double glazed windows and patio doors leading to garden.

SITTING ROOM /OFFICE 5'10" X 11'3": Sitting room / home office space with window to front, radiator.

SEPARATE UTILITY: 5'1" x 5'4": With wall cabinets, space and plumbing for washing machine and tumble dryer with door leading into:

DOWNSTAIRS SHOWER ROOM: 4'6" x 8'5": With white suite to comprise, walk in shower, white hand basin in vanity unit, W/C and chrome ladder style towel rail.

LANDING: 2'2" x 6'11": Radiator and doors into;

BEDROOM ONE: 11'10"x 13'9" into bay x 11'9 10" min: A great size double bedroom with double glazed window to rear and radiator.

BEDROOM TWO: 10'5" x 13'10" into bay x 11' min: A further good size double bedroom with double glazed window to front and radiator.

BEDROOM THREE: 12' max 4'11" min x 14'1" max x 5'4" min: A fantastic size extended third bedroom with two double glazed window to front, radiator and large storage cupboard housing gas central heating boiler.

EXTENDED FAMILY BATHROOM: 11'5" x 7'4": Spacious extended family bathroom to include cream suite with panelled bath, wash hand basin, close couple W.C., Bidet, separate shower, tiling to floor and part walls, radiator and double glazed opaque window to rear.

REAR GARDEN: A good size garden with patio area 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: D.

VIEWING: Recommended via Acres on 0121 358 6222.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT 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.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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