

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- \* A DETACHED FAMILY HOME
- \* FOUR BEDROOMS
- \* THREE RECEPTION ROOMS
- \* MODERN FITTED KITCHEN
- \* DOWNSTAIRS GUEST WC
- \* FAMILY BATHROOM
- \* ENSUITE OFF BEDROOM THREE
- \* INTERNAL GARAGE AND OFF ROAD PARKING TO FRONT
- \* FANTASTIC QUALITY THROUGHOUT
- \* PRIME LOCATION



**Newton Road, Great Barr, B43 6BX - Offers in excess of £495,000**

It is a privilege to offer for sale this beautiful detached four bedroom family home located on a very desirable residential road Newton Road, Great Barr. The property benefits from double glazing and gas central heating (both where specified). The very spacious interiors include; enclosed porch leading into an welcoming entrance hall with guest cloakroom / downstairs W.C., lovely living room with entertaining doors through to further living room along with further third reception room to rear and generous modern fitted kitchen. To the first floor is a lovely light and airy landing space leading to four great sized bedrooms, three of four with fitted wardrobes and bedroom three benefiting a en suite shower room and a large family bathroom with white suite. Outside is a superb brick built fore garden offering multiple parking space as well as access to garage front. To the rear is a mature garden that is the perfect complement to this incredible home.

**PORCH: 10'05" X 2'07"** Double glazed windows with door into;

**HALLWAY: 9'02" max, 6'03"min X 14'11"** Having stairs to first floor, radiator and doors into;

**GUEST WC:** Having close couple WC, wash hand basin set in vanity unit and radiator

**RECEPTION ROOM ONE: 11'05", 15'04" (INTO BAY) X 12'10"** Having double glazed bay window to front and radiator

**RECEPTION ROOM TWO: 17'09" X 12'10"** Having double glazed bow window to rear, feature fire surround with fire, radiator and door into;

**RECEPTION ROOM THREE: 7'09" X 14'08"** Having double glazed window to rear and double glazed double doors into rear garden

**FULLY FITTED KITCHEN: 11'07" X 16'11"** Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated double oven, electric/gas hob with extractor hood over, central island tiling to splashback, space and plumbing for washing machine and fridge freezer and radiator and door to side

**LANDING: : 9'02" X 15'11"** Double glazed opaque window to front and doors into;

**BEDROOM ONE: 15'02" MAX, 13'11" (TO WARDROBE) X 12'00" MAX, 10'06" (TO WARDROBE)** A great size double bedroom with built in wardrobe system, double glazed bay window to rear and radiator.

**BEDROOM TWO: 11'05" MAX, 9'06" (TO WARDROBE) X 12'10"** A further good size double bedroom with double glazed window to front and radiator.

**BEDROOM THREE: 8'06" X 12'00" (TO WARDROBE) X 9'07"** Double glazed window to front and radiator, leading to;

**ENSUITE: 5'10" X 6'02"** Having close couple WC, wash hand basin set in vanity unit, separate shower cubicle with shower and tiling to walls and floor

**BEDROOM FOUR: 8'02" X 8'09"** Having double glazed window to rear and radiator

**BATHROOM: 5'11" X 8'08"** Fitted suite with panelled bath, separate shower cubicle with shower, wash hand basin set in vanity unit, close couple W.C., tiling to floor and walls, chrome ladder style towel rail/radiator and double glazed opaque window to rear.

**REAR GARDEN:** A good size garden with paved patio area and lawn with fencing to borders.

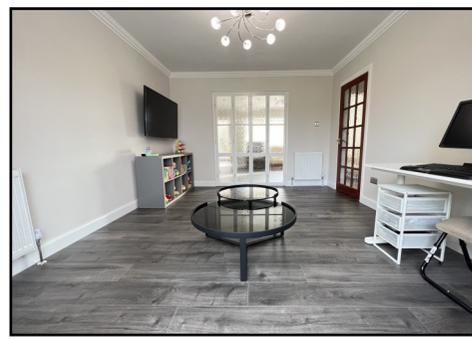
**GARAGE: : 8'06" X 13'10"** *(please check the suitability of this garage for your own vehicle)*

**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:** E .

**VIEWING:** Recommended via Acres on 0121 358 6222.



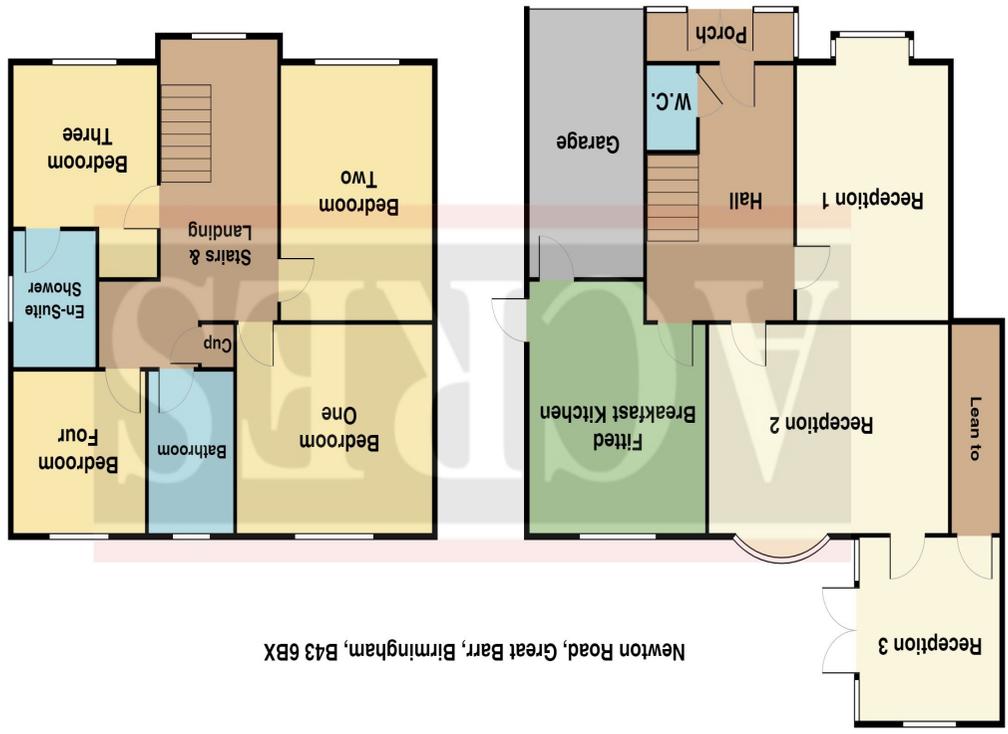
**FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE**



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.

208 NEWTON ROAD

Newton Road, Great Barr, Birmingham, B43 6BX



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		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		84 B	70 C