

# ACRES

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- EXTENDED SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- CONSERVATORY
- EXTENDED FITTED KITCHEN
- DOWNSTAIRS GUEST W.C.
- SPACIOUS FAMILY BATHROOM
- LARGE DRIVEWAY & GARAGE
- LARGE REAR GARDEN
- POTENTIAL TO EXTEND (STPP)



***HAMSTEAD ROAD, GREAT BARR, B43 5BB - OFFERS IN THE REGION OF £330,000***

It is an honour to offer for sale this wonderful semi detached property located on this very desirable residential beaming with potential for extension in all areas (STPP)! Close to all local amenities. This incredibly spacious and well presented family home benefits from double glazing and gas central heating (both where specified). The interiors include; enclosed porch, large welcoming hallway, two separate reception rooms along with conservatory and fitted kitchen with door into garage with fantastic potential for conversion along with downstairs guest W.C.! To the first floor are three good sized bedrooms and a family bathroom with separate W.C.. Outside is a deep fore driveway offering parking space for multiple cars and access to garage front. To the rear is the perfect complement with a large rear garden, patio to fore leading to large lawn! HURRY BEFORE YOU'RE TOO LATE - NO UPWARD CHAIN!

Accessed via large driveway allowing off road parking to front for multiple cars along with access to garage front and door leading into;

PORCH: 5'6 x 3'5: Double glazed windows and door with door into;

HALLWAY: 3'8 x 13'4: A light and airy hallway with stairs to first floor, cupboard space, radiator and doors into;

FRONT RECEPTION ROOM: 11'2 max, 10'3 min x 14'4 (bay): A great size living area, currently used as diner with fire, radiator and double glazed bay window to front.

REAR RECEPTION ROOM: 11'2 max, 10'1 min x 13'3 (bay): Another great living space, currently used as lounge with fire surround and fire, radiator and double glazed double doors into;

CONSERVATORY: 2'3 x 8'3 max, 6'7 min: A great additional space for ones own use, double glazed windows surrounding and double glazed door leading onto rear patio.

EXTENDED FITTED KITCHEN: 13'8 x 7'6: A extended fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, space for gas cooker with extractor hood over, tiling to splashback, space and plumbing for washing machine and dishwasher, space for fridge freezer and radiator.

DOWNSTAIRS GUEST W.C: 2'4 x 5'8: Close coupled W.C and wash hand basin.

LANDING: 2'6 x 8'8: Double glazed opaque window to side and doors into;

BEDROOM ONE: 11'2 max, 9'2 (wardrobe) x 14'4 (bay): A great size double bedroom with double glazed bay window to front, built in wardrobe system and radiator.

BEDROOM TWO: 11'2 max, 10'5 min x 13'5 (bay): A further good size double bedroom with double glazed bay window to rear and radiator.

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

BATHROOM: 8'8 x 5'4: Fitted suite with panelled bath, separate stand alone walk in shower cubicle, wash hand basin set into vanity unit, tiling to walls, radiator and double glazed opaque window to rear.

SEPARATE W.C: Close coupled W.C and double glazed window to side.

REAR GARDEN: A fantastic sized rear garden with paved patio area and lawn with fencing to borders.

GARAGE: 7'1 x 15'5: Up and over garage door to front, ceiling light and power points along with door to rear leading into side access. (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: C

VIEWING: Recommended via Acres on 0121 358 6222.



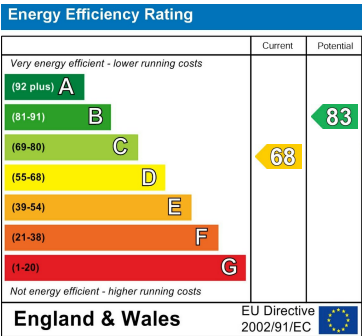




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THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PRO  
GUIDE. IT MERELY INDICATES APPROXIMATE RELA  
TIONSHIP BETWEEN ROOM TO ANOTHER.

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.