

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- DETACHED FAMILY HOME
- THREE SPACIOUS BEDROOMS
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- DOWNSTAIRS GUEST W.C.
- FAMILY BATHROOM
- LARGE DRIVEWAY & SIDE GARAGE
- HUGE POTENTIAL FOR EXTENTION IN ALL AREAS (STPP)
- EXTENSIVE PLOT / POTENTIAL
- NO UPWARD CHAIN



BEECHES ROAD, GREAT BARR, B42 2HL - OFFERS IN THE REGION OF £325,000

This well-presented three-bedroom detached home is situated in a sought-after residential area of Great Barr, offering an ideal opportunity for families or buyers looking for a property with scope to grow. The ground floor features a welcoming entrance hallway, a spacious lounge to front with plenty of natural light along with rear reception room and a fitted kitchen with downstairs guest W.C.. Upstairs, there are three well-proportioned bedrooms along with a family bathroom. Outside, the property benefits from a generous driveway providing off-road parking, a garage, and a good-sized rear garden – perfect for outdoor entertaining. One of the standout features is the fantastic potential to extend (subject to planning permission) both to the side and rear, making it an excellent long-term investment for those wanting to create a larger family home tailored to their needs. Located close to local schools, shops, transport links, and amenities, this home combines convenience with opportunity. **NO UPWARD CHAIN - HURRY BEFORE YOU'RE TOO LATE!**

Accessed from the fore via deep driveway offering off road parking to front along with access to side and garage front along with door leading to;

PORCH: 6'7 x 2'1: Double glazed entrance door with internal door leading into;

HALLWAY: 4'2 x 8'2: Stairs to first floor and doors into;

FRONT RECEPTION ROOM: 11'3 max, 7'3 min x 13'5: A great size living area with fire surround, radiator and double glazed window to front.

REAR RECEPTION ROOM: 9'8 x 12'2: A further good sized reception room with radiator and double glazed double sliding doors to rear.

FITTED KITCHEN: 8'8 x 9'8: Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, cooker with electric hob with extractor hood over, tiling to splashback, space and plumbing for washing machine and dishwasher, space for fridge, radiator and door leading through to;

DOWNSTAIRS GUEST W.C: 3'5 x 5'8: Having close couple W.C, wash hand basin and tiling to part walls.

LANDING: 3'7 x 6'3: Double glazed opaque window to side and doors into;

BEDROOM ONE: 10'4 max, 8'7 (wardrobe) x 10'5: A great size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM TWO: 10'4 x 7'6: A further good size double bedroom with double glazed window to front and radiator.

BEDROOM THREE: 7'7 max, 7'3 min x 9'7: A final bedroom with double glazed window to rear and radiator.

BATHROOM: 5'10 max, 2'4 min x 7'6 max, 4'7 min: Fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, W.C., tiling to walls, radiator and double glazed opaque window to front.

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

REAR GARAGE: Accessed from the side via double gates and driveway offering off road parking.

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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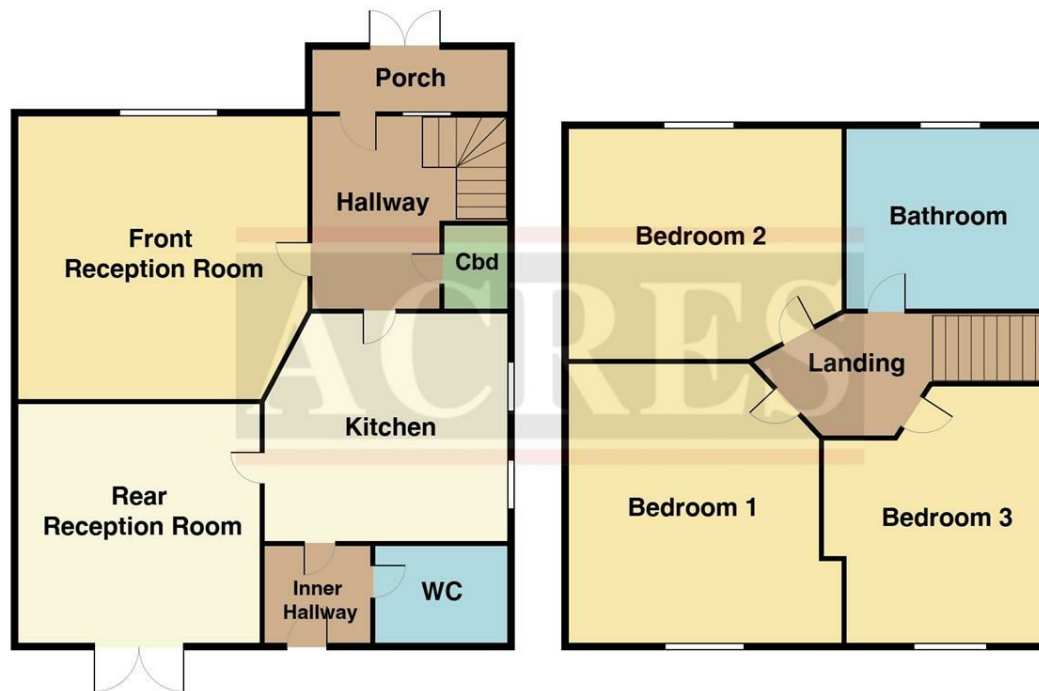
COUNCIL TAX : C

VIEWING: Highly recommended via Acres on 0121 358 6222

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



93 Beeches Road, Great Barr, B42 2HL



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.