

ACRES

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- EXTENDED DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- SPACIOUS THROUGH LIVING ROOM
- STUNNING & EXTENDED OPEN PLAN KITCHEN / DINER
- SEPARATE UTILITY ROOM
- ADDITIONAL RECEPTION ROOM
- DOWNSTAIRS GUEST W.C.
- STUNNING RE-FITTED FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- LOW MAINTINANCE REAR GARDEN & OUTHOUSE



GARNET AVENUE, GREAT BARR, B43 7RJ - OFFERS AROUND £357,500

Set in the heart of Pheasey, Great Barr this beautifully presented three double-bedroom detached family home has been finished to an exceptionally high standard throughout. Ideally located, the property enjoys close proximity to fantastic local schooling, excellent public transport links, and a range of nearby shops, making it perfect for family living. To the front, a spacious driveway provides off-road parking for multiple vehicles and leads into a large, welcoming hallway. Double doors open into a through living room, seamlessly connected to a stunning extended open-plan modern kitchen diner, complete with a separate utility room for added convenience. The ground floor also features an additional reception room, ideal for use as a playroom, study, or home office, along with a downstairs guest WC. The first floor boasts a generous landing leading to three well-proportioned double bedrooms and a luxuriously refitted family bathroom. To the rear, the property offers a low-maintenance garden, comprising a patio area, central lawn, and a further raised decked patio to the far end—perfect for outdoor entertaining. An outhouse with lighting and electricity provides flexible additional space for storage, hobbies, or a home gym. With no upward chain and presented to an outstanding standard, this property is an ideal opportunity for first-time buyers or families seeking a ready-to-move-in home in a highly sought-after location.

Accessed from the fore via brick block driveway offering ample off road parking leading to double glazed entrance door, into;

HALLWAY: 12'6 x 5'11: A light, airy and spacious entrance having stairs to first floor, radiator, double glazed windows, spotlight to ceiling and double doors into;

LIVING ROOM: 16'5 x 12'10: A great size, beautifully presented living area with fire surround and fire, radiator and open plan leading through to;

EXTENDED DINING AREA: 8'10 x 11'2: A further well presented extended dining area having radiator, tiling to floor, double glazed windows, double glazed double doors to rear garden and feature skylight window to ceiling along with being open plan with;

EXTENDED FITTED KITCHEN: 16'9 x 6'11: A stunning and extended fitted kitchen with a range of modern white glossy drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, electric hob with extractor hood over, integrated microwave, space for fridge freezer, tiling to splashback, tiling to floor, spotlights to ceiling and door into;

UTILITY ROOM: 2'7 x 11: Fitted with work surface, space and plumbing for washing machine and tumble dryer, tiling to floor and double glazed door to rear.

GUEST W.C: 2'4 x 4'9: Fitted with close couple W.C, wash hand basin and door into;

OFFICE/PLAYROOM: 9'10 x 6'3: A great additional space for ones own use, having double glazed window to front and radiator.

LANDING: Access into loft and doors into;

BEDROOM ONE: 10'6 x 12'10: A great size double bedroom with double glazed window to front and radiator.

BEDROOM TWO: 12'2 x 9'2: A further good size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM THREE: 9'10 x 6'11: A final spacious double bedroom with double glazed window to front and radiator.

BATHROOM: 6'7 x 13'4 max, 10'6 min: A stunning re-fitted suite with freestanding bath, large walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C., tiling to floor and part walls, chrome ladder style radiator and double glazed opaque window to rear.

REAR GARDEN: A good size garden with paved patio area and lawn with mature plants, shrubs and trees along with fencing to borders and access leading into;

OUT HOUSE: 9'1 x 19'2: A great additional space to the rear of the garden with light and power perfect for a home office, playroom or entertaining space!

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.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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COUNCIL TAX BAND : C **COUNCIL :** Walsall

VIEWING: Highly recommended via Acres on 0121 358 6222

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC



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.