

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- DETACHED FAMILY HOME
- THREE SPACIOUS BEDROOMS
- WELL PRESENTED LIVING ROOM
- ADDITIONAL DINING ROOM
- MODERN FITTED KITCHEN
- DOWNSTAIRS GUEST W.C.
- MODERN FAMILY SHOWER ROOM
- OFF ROAD PARKING & GARAGE TO REAR
- POTENTIAL TO EXTEND
- QUITE CUL-DE-SAC POSITION



**HILLIARDS CROFT., GREAT BARR, B42 2ED - OFFERS AROUND £315,000**

Situated in a quiet cul-de-sac in the heart of Great Barr, this spacious detached family home enjoys an excellent location within easy reach of well-regarded schools, local shops, and convenient public transport links. The property is approached via a well-maintained fore garden with access to an enclosed porch, opening into a welcoming and spacious entrance hallway. To the front is a bright and well-presented living room, which flows seamlessly through double doors into the dining room, creating an ideal space for both everyday family living and entertaining. A modern fitted kitchen and a convenient guest W.C. complete the ground floor accommodation. Upstairs, the spacious landing provides access to two generous double bedrooms, a well-proportioned single bedroom, and a stylish modern family shower room. Externally, the property boasts an exceptional rear garden featuring a patio seating area leading onto a substantial lawn, with rear access to a single garage providing off-road parking. Offering spacious accommodation, excellent outdoor space, and significant scope to extend (subject to the necessary planning permissions), this fantastic home is perfectly suited to first-time buyers and growing families alike. **HURRY BEFORE YOU'RE TOO LATE!**

Access is via a lawned fore garden with pathway leading to;

**PORCH:** 5'7 x 2'1: Double glazed door with double glazed opaque windows to sides and above leading to a multi panel reception door with opaque windows to sides and above into;

**HALLWAY:** 5'7 max, 2'9 min x 12'5: Staircase to first floor, coving to ceiling, radiator and doors into lounge, kitchen and;

**GUEST W.C.:** 2'4 x 5'2: White close couple WC, wash hand basin, tiling to floor and double glazed opaque window.

**LIVING ROOM:** 16'7max into bay 14'4"min x 10'10: Double glazed bay window to front, coving to ceiling, radiator, classically styled fire surround with fire and entertaining doors into;

**DINING ROOM:** 9'6 x 9'4: A fantastic additional reception room with double glazed patio doors to rear garden, coving to ceiling, radiator and door into;

**KITCHEN:** 11'4max into bay x 6'11: A modern fitted kitchen with drawer, base and eye level units, work surfaces, sink and drainer under double glazed window to rear, gas hob with extractor hood over, integrated oven, integrated fridge freezer and washing machine.

**FIRST FLOOR LANDING:** Doors into;

**BEDROOM ONE:** 14'10max into bay 12"min x 11'0: A good size double bedroom with built in wardrobe system, double glazed bay window to front and radiator.

**BEDROOM TWO:** 12'0 x 11'1: A second double bedroom having double glazed window to rear and radiator.

**BEDROOM THREE:** 7'0 x 5'7: A final spacious single bedroom with double glazed window to front and radiator.

**SHOWER ROOM:** 5'5 x 7'3: A stylish re-fitted shower room with double sized shower cubicle, white close couple WC, wash hand basin, double glazed opaque window, radiator, door into linen/storage cupboard, stylish tiling to walls.

**REAR GARDEN:** A large rear garden with patio to fore and side leading to a large lawn with access to;

**SIDE VERANDAH:** Ideal for storage with space and plumbing for tumble dryer.

**OUTHOUSE:** Housing wall mounted gas central heating boiler.

**GARAGE:** Accessed via communal rear access this is a spacious garage having up and over door with gated access allowing off road parking to rear.



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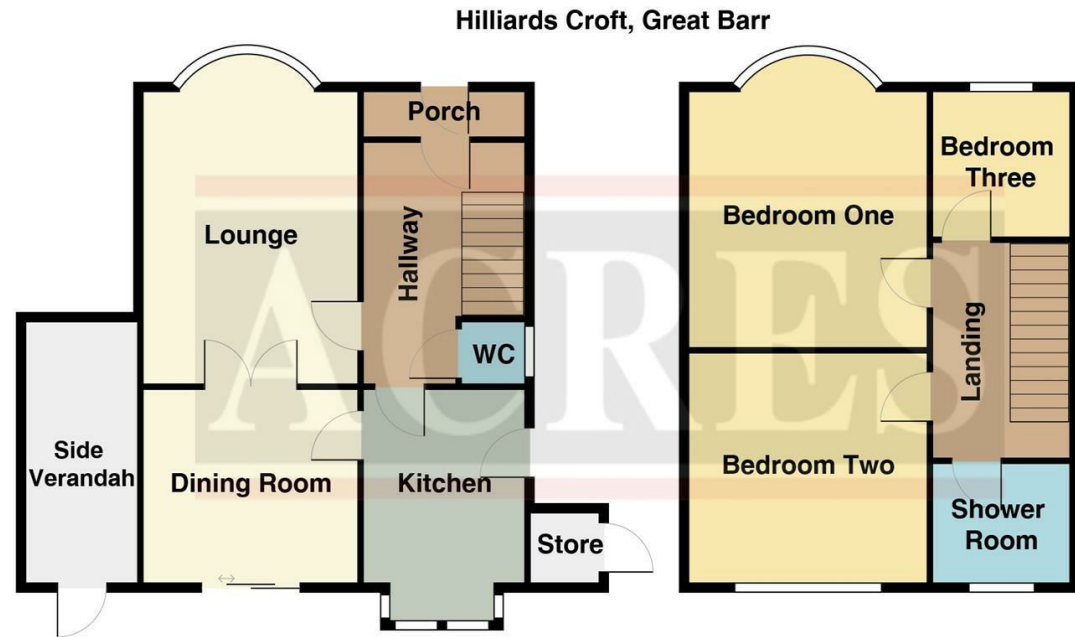


**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND :** D                      **COUNCIL :** Birmingham

**VIEWING:** Highly recommended via Acres on 0121 358 6222

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
49	
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.