

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- Extended semi detached family home
- Well appointed shower room
- Spacious family lounge with bay window
- Impressive fitted breakfast kitchen
- Extended dining room with Velux skylights
- Porch & entrance hall
- Multivehicle drive to fore
- Private & well presented rear garden
- Close to a range of amenities
- Delightfully maintained



SOMERCOTES ROAD, GREAT BARR, B42 2JP - OFFERS OVER £250,000

Situated in a popular and sought-after position within Great Barr, this extended three-bedroomed semi-detached freehold family home offers generous internal proportions together with excellent scope for personalisation, making it an ideal purchase for growing families and prospective buyers alike. Perfectly positioned within walking distance of a wide range of amenities and facilities, the property benefits from easy access to daily essential shopping, well-regarded schooling and excellent commuter links. Benefitting from gas central heating and PVC double glazing (both where specified), the accommodation briefly comprises: enclosed porch, welcoming entrance hall, spacious family lounge and a fitted breakfast kitchen opening into an extended rear dining room, providing excellent additional living and entertaining space. To the first floor are three well-proportioned bedrooms together with a delightful modern shower room. Externally, the property is approached via a block paved driveway offering off-road parking, while to the rear, a lawned garden and timber decking create ideal spaces for entertaining, socialising and enjoying the warmer summer months. Offering fantastic potential in a highly desirable residential location, early internal inspection is highly recommended to fully appreciate the accommodation and opportunity on offer.

Set back from the road, behind a multi vehicle, block paved drive, access is gained into the accommodation via a PVC double glazed patio door into:

Porch: space is provided to side, a PVC double glazed obscured door opens into:

Hall: obscure door to family lounge, stairs off to 1st floor.

Family lounge: 14'5" x 12'9": PVC double glazed bay window to fore, space for complete lounge suite, gas coal effect fire, obscure door back to entrance hall, door to under stairs storage and an obscure door to:

Fitted breakfast kitchen: 15'4" x 9'9": PVC obscured window to side, matching wall and base units with recesses for washing machine, dishwasher, and fridge/freezer, integral oven and grill, roll edged worksurface with four ring gas hob having extra extractor canopy over, one and half stainless steel sink drainer unit, tiled splashback, obscure door back to lounge and access is provided into:

Dining area: 15'7" x 8'5": Velux skylights over, PVC double glazed French doors open to rear garden, space for dining table and chairs, radiator, access is provided back to breakfast kitchen.

Stairs and landing to 1st floor: doors open to 3 bedrooms and a shower room.

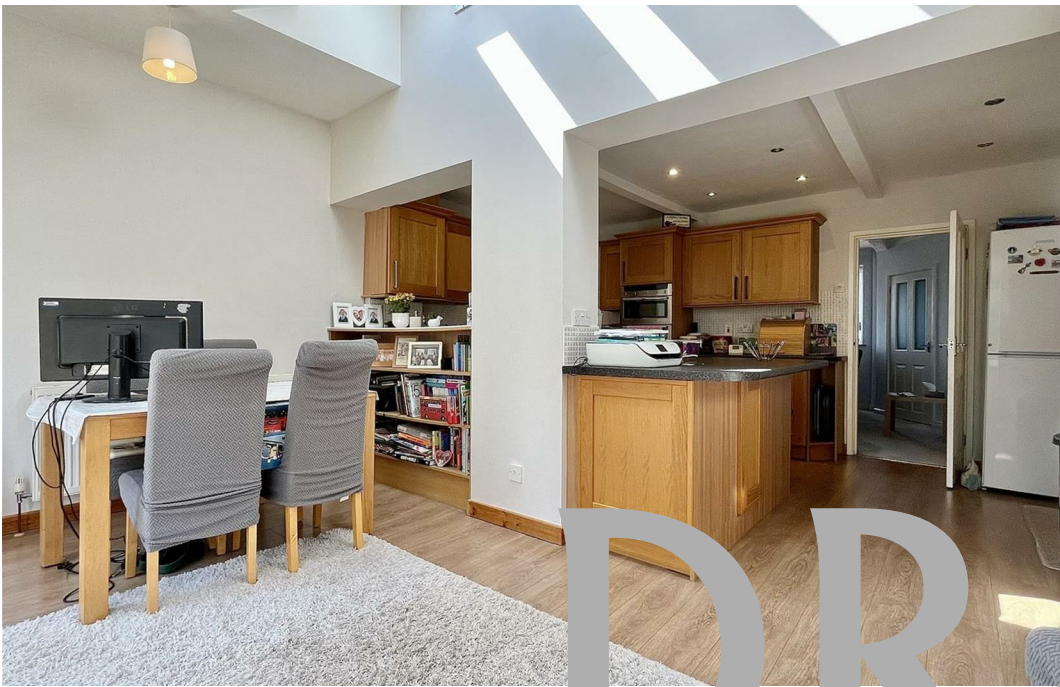
Bedroom one: 12' x 8'10": PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing.

Bedroom two: 9'11" x 9'7": PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

Bedroom three: 9'1" x 6'10": PVC double glazed window to fore, space for bed, radiator, door back to landing.

Shower room: PVC double glazed obscured window to rear, suite comprising shower, low-level WC, and vanity wash hand basin, tiled splashback, ladder style radiator, door back to landing.

Rear garden: Timber decking leads from the property and advances to lawn, mature shrubs and bushes line and privatise the properties border, with access being given into the home for PVC double glazed French doors to dining room.



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 : B COUNCIL: Birmingham

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		
EU Directive 2002/91/EC		

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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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.