

ACRES

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- EXTENDED SEMI DETACHED FAMILY HOME
- THREE SPACIOUS BEDROOMS
- SPACIOUS FRONT RECEPTION ROOM
- EXTENDED REAR RECEPTION ROOM
- EXTENDED KITCHEN / DINER
- DOWNSTAIRS GUEST W.C.
- FITTED FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT & GARAGE TO REAR
- IDEAL FIRST TIME BUY OR INVESTMENT
- NO UPWARD CHAIN



LECHLADE ROAD, GREAT BARR, B43 5NF - OFFERS OVER £240,000

This spacious and extended three-bedroom semi-detached family home is ideally positioned in the heart of Great Barr, offering convenient access to well-regarded local schools, nearby shops, and excellent transport links. The property boasts a generous driveway to the front, with steps leading up to an enclosed porch that opens into a welcoming, light-filled hallway. To the front of the home is a well-proportioned reception room, while to the rear you'll find an extended second reception room, seamlessly complementing the extended kitchen diner—perfect for modern family living and entertaining. A convenient guest WC completes the ground floor. Upstairs, the property offers a spacious landing leading to two double bedrooms, both benefitting from fitted wardrobes, alongside a third single bedroom ideal as a nursery, home office, or guest room. A well-appointed family bathroom serves the first floor. Externally, the rear garden is designed for low maintenance, featuring a patio area and lawn, with access to a substantial double garage—providing excellent storage or further potential. Offered with no upward chain, this property presents an ideal opportunity for first-time buyers or growing families alike. **HURRY BEFORE YOU'RE TOO LATE - NO UPWARD CHAIN!**

Accessed from the front via garden with mature shrubs and footpath leading to double glazed entrance door, into;

PORCH: 6'2 x 2'1: Double glazed windows and internal door into;

HALLWAY: 5'9 max, 2'8 min x 13'5: A light and airy entrance with stairs to first floor, large cupboard offering ample storage space, radiator and door into;

FRONT RECEPTION ROOM: 10'5 x 11'4: A great size living space with radiator and double glazed bay window to front.

EXTENDED REAR RECEPTION ROOM: 10'5 max, 8'4 min x 21'5: A further good size extended living / dining space with wall mounted fire, radiator and double glazed sliding doors to rear.

FITTED KITCHEN: 6'8 max, 5'7 min x 16'7: A extended fitted kitchen / diner with a range of 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, tiling to splashback, tiling to floor, space and plumbing for washing machine, seating area and door into side access along with;

GUEST W.C: 2'6 x 7'8: Fitted with close couple W.C, wash hand basin and tiling to floor and walls.

LANDING: 2'8 x 7'1: Doors into;

BEDROOM ONE: 10'5 max, 7'3 min x 11'3: A great size double bedroom with built in wardrobe system, double glazed window to front and radiator.

BEDROOM TWO: 10'5 max, 9'1 min x 12'9: A further good size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM THREE: 6'1 x 7'9: A final single bedroom with double glazed window to front and radiator.

BATHROOM: 5'8 x 8'3: A fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, close couple W.C, tiling to walls, radiator and double glazed opaque window to rear.

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

REAR GARAGE: 14'4 x 18'6: Accessed via communal rear access, electrically operated up and over garage door, ceiling light and power points. (Please check the suitability of this garage for your own vehicle)

Service road to rear offers security gates to each end with only homeowners having key access.

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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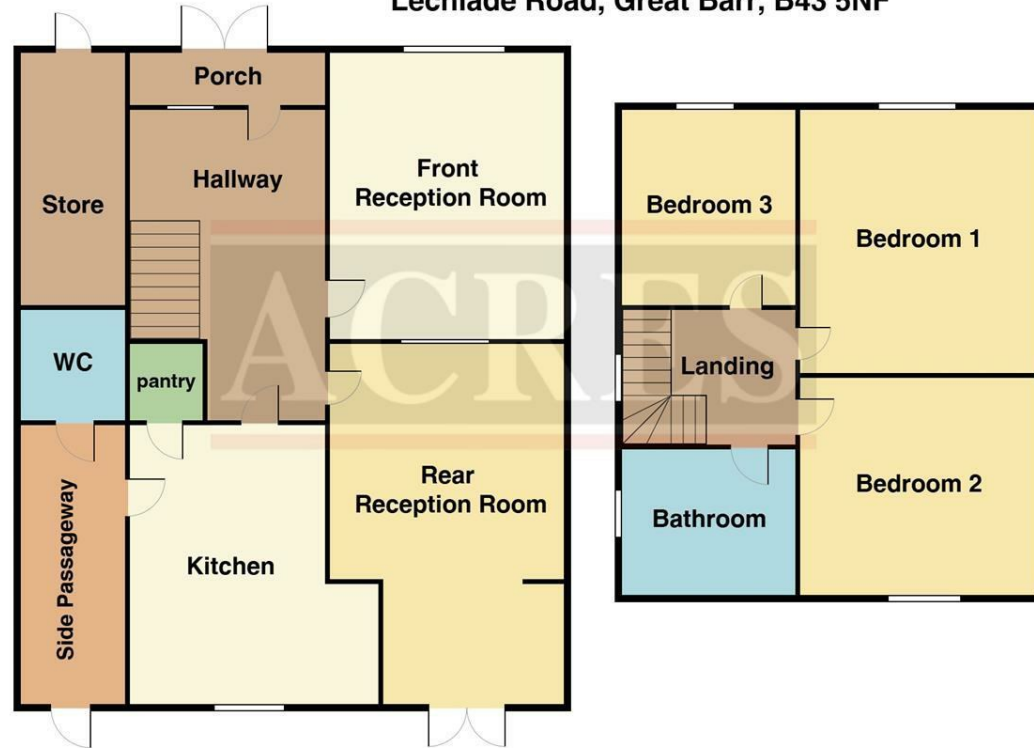
COUNCIL TAX BAND : C **COUNCIL :** Sandwell

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		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Lechlade Road, Great Barr, B43 5NF



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.

