

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
☎ 0121 358 6222 ✉ greatbarr@acres.co.uk @ www.acres.co.uk



- EXTENDED SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- SPACIOUS THROUGH LOUNGE / DINER
- EXTENDED FITTED KITCHEN
- SPACIOUS CONSERVATORY
- DOWNSTAIRS GUEST W.C.
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING & SIDE GARAGE
- HUGE POTENTIAL FOR EXTENSION (STPP)
- LARGE REAR GARDEN



HAMSTEAD ROAD, GREAT BARR, B43 5AZ - OFFERS OVER £300,000

A spacious and extended three-bedroom semi-detached family home, ideally positioned in the heart of Great Barr, offering convenient access to a wide range of local shops, public transport links and well-regarded schooling. The property benefits from a large driveway providing ample off-road parking, together with access to a useful side garage. Internally, a generous enclosed porch opens into a bright and welcoming hallway, which leads through to a spacious through living and dining room. Double doors from the dining area provide access into a sizeable conservatory, creating an excellent additional reception space overlooking the rear garden. The ground floor further benefits from an extended fitted kitchen and a convenient guest W.C. To the first floor, a spacious landing provides access to two well-proportioned double bedrooms, a good-sized third single bedroom and a modern family bathroom. Externally, the rear of the property features a low-maintenance garden, with a patio seating area leading onto a large lawn, providing an ideal space for entertaining, children and family enjoyment. Offering generous accommodation and excellent potential throughout, this impressive home would make an ideal purchase for first-time buyers or growing families looking to settle in a popular and well-connected area. **HURRY BEFORE YOU'RE TOO LATE!**

Accessed from the fore via brick block driveway offering off road parking along with access to side garage front and door leading to double glazed entrance door, into;

PORCH: 7'1 x 4'2: Having double glazed windows and internal door into;

HALLWAY: 6'2 max, 3'2 min x 13'5: A light and airy entrance with stairs to first floor, wood effect flooring, radiator and doors into;

THROUGH LOUNGE/DINER: 11'8 max, 10'5 min X 29'1 (bay): A great size through living / dining space with fire surround and fire, radiator, double glazed bay window to front and double glazed double doors into;

CONSERVATORY: 8'9 x 13'6: A great additional living space with double glazed windows and double glazed double doors to rear.

EXTENDED FITTED KITCHEN: 7'2 x 17'3: A extended fitted kitchen with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, space for freestanding cooker, tiling to splashback, tiling to floor, space and plumbing for washing machine, space for fridge freezer and radiator.

GUEST W.C: Fitted with close couple W.C and wash hand basin.

LANDING: 3'6 x 7'4: Double glazed opaque window to side and doors into;

BEDROOM ONE: 11'9 max, 9'7 (wardrobe) x 15'2 (bay): A great size double bedroom with built in wardrobe system, double glazed bay window to front and radiator.

BEDROOM TWO: 10'8 x 12'9: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 7'3 x 10'5: A final single bedroom with double glazed window to rear and radiator.

BATHROOM: 6'1 x 7'8: A modern fitted suite with panelled bath, shower over, wash hand basin, close couple 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 mature plants, shrubs and trees along with fencing to borders.

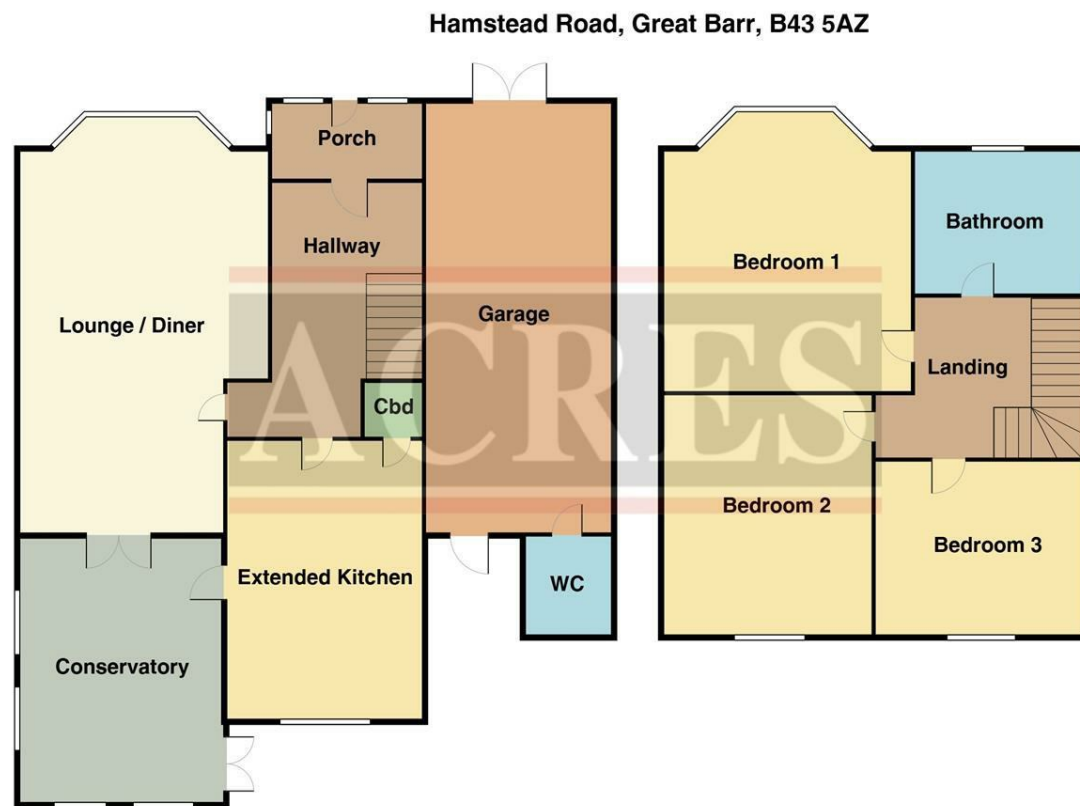
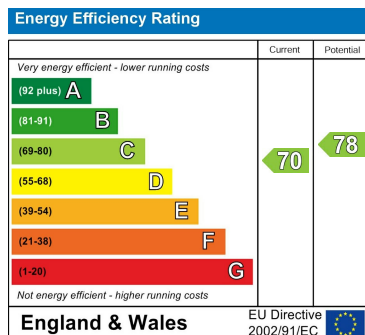
GARAGE: 7'8 x 29'2: Having up and over door, light and power. (Please check the suitability of this garage for your own vehicle)



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 : C **COUNCIL :** Sandwell

VIEWING: Highly recommended via Acres on 0121 358 6222



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.