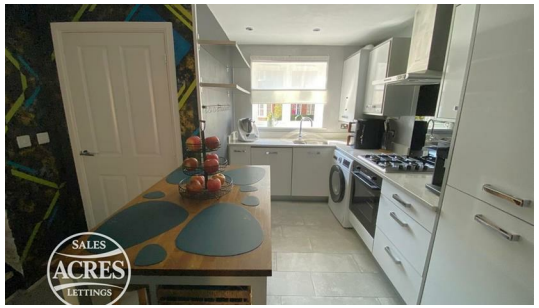
ACRES

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

- Semi detached
- Three good size Bedrooms
- Open plan Lounge/Kitchen Diner
- Modern family bathroom
- Down stairs W/C
- Private rear Garden
- Popular Nether Hall Estate
- Side Garage
- Off Road Parking
- Close to schools & shops



STEWARDS FIELD DRIVE, GREAT BARR, B43 7DQ - OFFERS OVER £310,000

A beautifully presented modern three-bedroom semi-detached home, ideally positioned on the popular Nether Hall Estate, To the front is a generous driveway offering off road parking leading to garage front and low maintenance front garden. The property features a spacious open-plan kitchen, dining and lounge area, creating a fantastic space for both family life and entertaining. Patio doors open onto a beautifully landscaped patio and private rear garden, while a convenient guest WC completes the ground floor. Upstairs are three generously sized and beautifully presented bedrooms and bathroom offering comfortable and versatile accommodation. Ideally located for access to motorway networks, excellent transport links and a selection of highly regarded schools. Offered to the market with no upward chain this a perfect property for first time buyers and growing families, HURRY BEFORE YOU ARE TOO LATE!

Accessed from the fore via driveway offering off road parking leading to garage front, low maintenance front garden leading to double glazed entrance door, into;

HALLWAY: 6'4 x 3'9: Having doors into;

LOUNGE KITCHEN DINING AREA: 25'6 x 14'5 max, 6'9 min:
A good size living and dining space with radiator and double glazed double doors to rear. Kitchen area with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, gas hob with extractor hood over, tiling to splashback, tiling to floor, space and plumbing for washing machine, space for fridge freezer and stairs leading to first floor.

GUEST W.C: 6'8 x 3'1: Fitted with close couple W.C, wash hand basin, tiling to floor and splashback, radiator and double glazed opaque window to front.

LANDING: Doors into;

BEDROOM ONE: 12'5 x 8'1: A great size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM TWO: 10'9 x 8'2: A further good size double bedroom with double glazed window to front and radiator.

BEDROOM THREE: 9'1 x 6'3: A final bedroom with double glazed window to rear and radiator.

BATHROOM: 6'8 x 6'3: A fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, close couple W.C, tiling to part walls, radiator and double glazed opaque window to front.

REAR GARDEN: A good size low maintenance garden with paved patio area, steps up to lawn along with fencing to borders.

GARAGE: With up and over door. (Please check the suitability of this garage for your own vehicle)

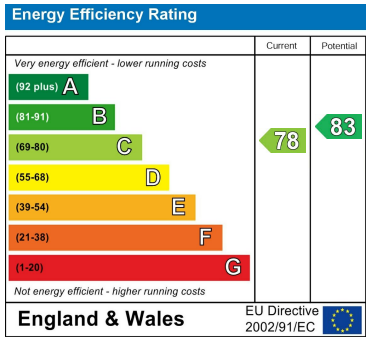
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

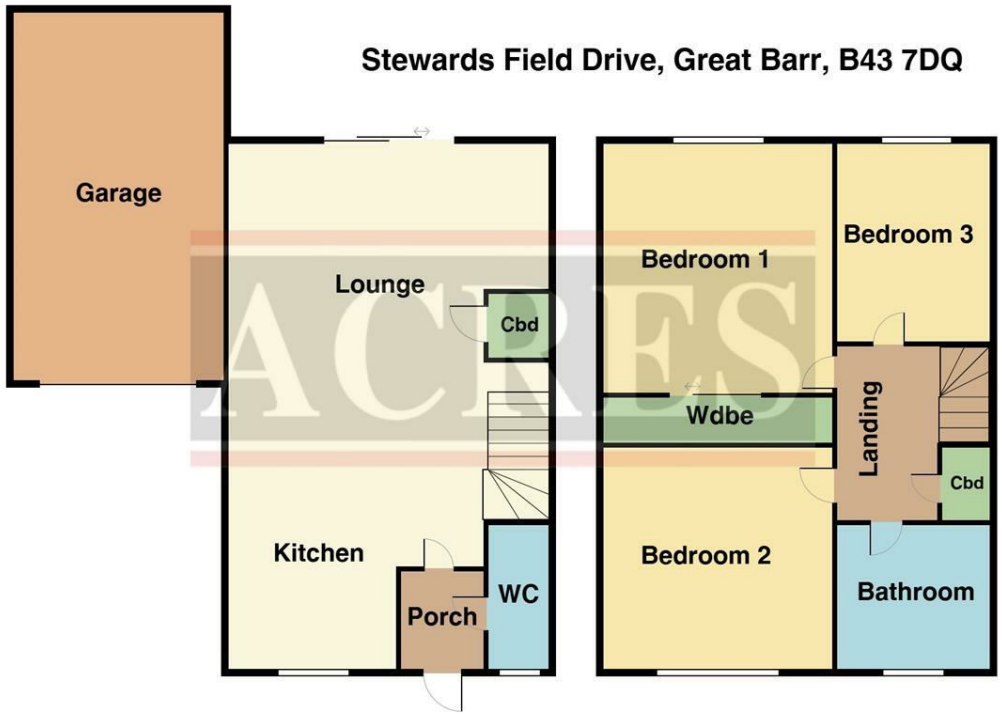
The Property Ombudsman

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 : Walsall

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.