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 SPACIOUS BEDROOMS
- WELL PRESENTED LIVING ROOM
- ADDITIONAL DINING ROOM
- THIRD SPACIOUS RECEPTION ROOM / OPEN PLAN TO KITCHEN
- EXTENDED OPEN PLAN KITCHEN / DINER
- DOWNSTAIRS GUEST W.C.
- MODERN FAMILY SHOWER ROOM
- OFF ROAD PARKING & REAR GARDEN
- IDEAL FIRST TIME BUY & NO UPWARD CHAIN

MILDENHALL ROAD, GREAT BARR, B42 2PQ - OFFERS OVER £252,500

Situated in the heart of Great Barr, this spacious and extended three-bedroom semi-detached family home enjoys a highly sought-after location with excellent access to local shops, well-regarded schools, and convenient public transport links. Offered with no upward chain, this superb property presents an ideal opportunity for first-time buyers, growing families, or those looking to upsize. Approached via a driveway providing off-road parking, the property welcomes you through an enclosed porch into a spacious and well-presented entrance hallway. To the front of the home is a generous reception room, currently utilised as a comfortable living room, while a second reception room serves as a formal dining room. To the rear, a further sitting room creates an excellent family living space and flows seamlessly into the extended fitted kitchen, offering an open-plan layout perfect for modern day-to-day living and entertaining. Double doors lead through to a bright and airy sunroom / conservatory, overlooking the rear garden, while a convenient guest WC completes the ground floor accommodation. The first floor offers a spacious landing giving access to two well-proportioned double bedrooms, a generous third single bedroom, a contemporary family shower room, and a separate W.C. Externally, the property benefits from a low-maintenance rear garden featuring a paved patio area leading onto a lawn, providing an ideal space for outdoor dining and family enjoyment. To the far rear is a brick-built garage, accessed via a communal rear service road, offering additional storage or secure parking. Combining generous living space, a desirable location, and excellent potential, this fantastic family home is ready for its next owners to move straight in and make it their own. Early viewing is highly recommended. HURRY BEFORE YOU'RE TOO LATE - NO UPWARD CHAIN!

Accessed from the fore via brick block driveway offering off road parking and brick block steps leading up to double glazed entrance door, into;

PORCH: 5’5 x 2’9: Having double glazed windows and internal door into;

HALLWAY: 5’9 max, 3’1 min x 15’4: A light and airy entrance with stairs to first floor, understairs storage cupboard, radiator and doors into;

LIVING ROOM: 10’2 x 14’4: A great size living space with fire surround and fire, radiator and double glazed bay window to front.

DINING ROOM: 6’3 x 9’8: A further good size living / dining space with radiator and double glazed window to side.

SITTING ROOM: 9’7 x 13’2: A great additional living space with radiator, leading through to and open plan too;

EXTENDED FITTED KITCHEN: 15’3 x 8’7: 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, space for cooker, tiling to splashback, tiling to floor, space and plumbing for washing machine, space for fridge freezer, radiator and double sliding doors into;

CONSERVATORY: 7’7 x 4’7: Having double glazed windows and double glazed door to rear garden.

GUEST W.C: 2’5 x 7’2: Fitted with close couple W.C, wash hand basin, tiling to part walls and double glazed window.

LANDING: 2’7 x 10’1: Doors into;

BEDROOM ONE: 10’2 x 14’3 (bay): A great size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 10’3 x 14’3: A further good size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM THREE: 6’4 x 8’0: A final bedroom with built in storage cupboard, double glazed window to front and radiator.

SHOWER ROOM: 5’8 x 7’2: A modern fitted suite with walk in shower cubicle, wash hand basin, tiling to part walls, radiator and double glazed opaque window to rear.

SEPARATE W.C: 2’5 x 3’7: Fitted with close couple W.C, radiator and double glazed opaque window.

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

REAR GARAGE: 15’5 x 15’0: A brick built garage with communal rear access, ceiling light and power points. (Please check the suitability of this garage for your own vehicle)

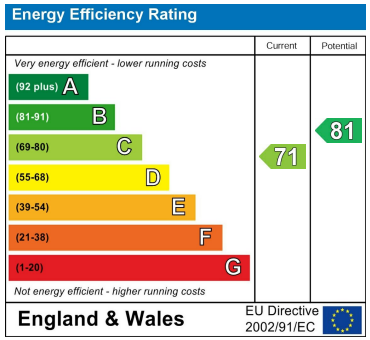
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

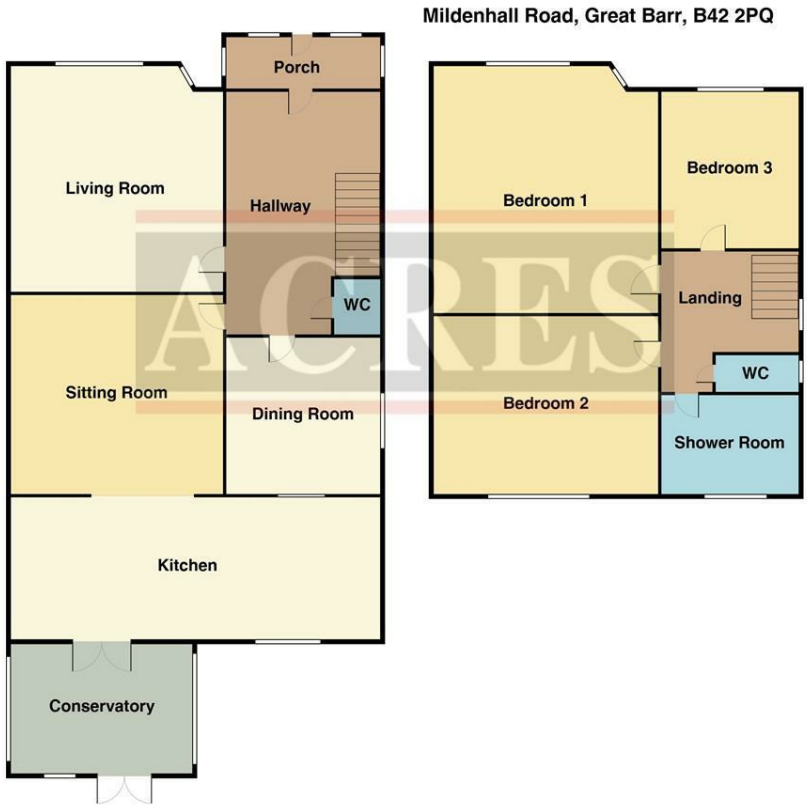
The Property Ombudsman

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 : Birmingham

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.