# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- SPACIOUS THROUGH LOUNGE / DINER
- FITTED KITCHEN
- SEPARATE UTILITY AREA
- FITTED FAMILY SHOWER ROOM
- OFF ROAD PARKING & SIDE GARAGE
- HUGE POTENTIAL FOR EXTENSION (STPP)
- IDEAL FIRST TIME BUY
- NO UPWARD CHAIN

***HILLINGFORD AVENUE, GREAT BARR, B43 7JX - OFFERS AROUND £295,000***

A spacious and well-presented three-bedroom semi-detached family home, set within the popular Pheasey Estate in Great Barr, offering excellent access to fantastic schooling, local shops and public transport links nearby. The property benefits from a spacious double driveway providing ample off-road parking, along with access to a useful side single garage with scope for conversion / extension (STPP). Internally, the property offers an enclosed porch leading into a light and airy hallway, with access to a generous through open-plan living and dining room. The ground floor also benefits from a fitted kitchen and separate utility room. To the first floor is a spacious landing leading into two well-proportioned double bedrooms, a good-sized third single bedroom and a fitted family shower room. To the rear is a low-maintenance garden, featuring a paved patio area leading onto a lawn, providing a pleasant outdoor space for families. The property offers huge potential for further improvement and modernisation internally, along with excellent scope for a side extension, subject to the necessary planning permissions. Ideal for first-time buyers or growing families, the property is offered for sale with no upward chain. HURRY BEFORE YOU'RE TOO LATE - NO UPWARD CHAIN!

Accessed from the fore via brick block driveway offering off road parking leading to single garage front, well manicured lawn, leading to double glazed entrance door, into;

PORCH: 6’5 x 4’1: Having double glazed windows and internal door into;

HALLWAY: 6’2 max, 2’8 min x 14’5: A light and airy entrance with stairs to first floor, cupboard space, radiator and doors into;

THROUGH LOUNGE/DINER: 12’2 max, 11’4 min x 25’2(bay): A great size through living / dining space with fire to living and dining areas, radiator, double glazed bay window to front and double glazed window to rear.

FITTED KITCHEN: 7’9 x 8’3: A fitted kitchen with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, tiling to splashback, space and plumbing for washing machine, radiator and door into;

UTILITY ROOM: 11’4 x 15’5: Having space for additional white goods and access to front and rear along with access into side garage.

LANDING: Double glazed window to side and doors into;

BEDROOM ONE: 10’10 x 14’5 (bay): A great size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 10’2 x 11’4: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 8’2 x 8’9: A final bedroom with double glazed window to front and radiator.

BATHROOM: 5’8 x 6’6: A fitted suite with walk in shower cubicle, wash hand basin set into vanity, close couple W.C, tiling to walls, tiling to floor, spotlights to ceiling, radiator and double glazed opaque window to rear.

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

GARAGE: 8’5 x 16’5: Having double doors to front and window to rear. (Please check the suitability of this garage for your own vehicle)

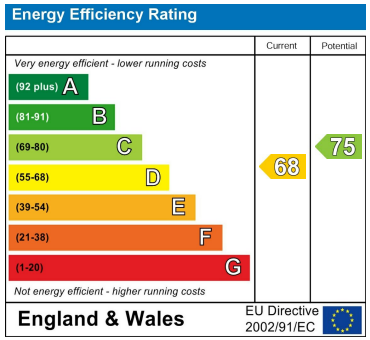
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

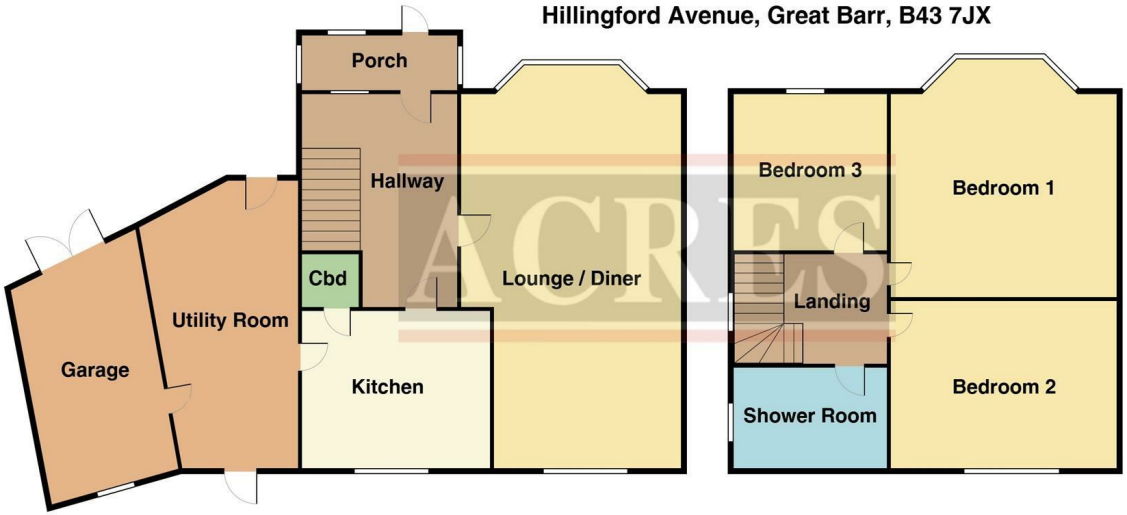
The Property Ombudsman

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.