ACRES

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- EXTENDED SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- SPACIOUS FRONT RECEPTION ROOM
- EXTENDED REAR RECEPTION ROOM
- MODERN FITTED KITCHEN
- FITTED FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- SPACIOUS REAR GARDEN
- QUITE CUL-DE-SAC LOCATION
- NO UPWARD CHAIN





VALERIE GROVE, GREAT BARR, B43 5DH - OFFERS AROUND £250,000

A well-presented and extended three-bedroom semi-detached family home, ideally positioned within a quiet cul-de-sac location in the heart of Great Barr, offering excellent access to local shops, schools, public transport links and motorway connections. The property benefits from a spacious double driveway providing ample off-road parking, leading to an enclosed porch and welcoming hallway. The ground floor offers a well-presented front reception room, together with a generous extended rear reception room and a modern fitted kitchen. To the first floor, a spacious landing provides access to two good-sized double bedrooms, a well-proportioned third bedroom and a fitted family bathroom. Externally, the property boasts a spacious and low-maintenance rear garden, featuring a paved patio area leading onto a lawned section, providing an ideal space for outdoor entertaining and family use. An excellent opportunity for first-time buyers, 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 set back from the roadway behind a twin-car block-paved driveway, a part PVC double-glazed door opens to:

ENCLOSED PORCH: PVC double-glazed window to front, PVC double-glazed door to:

RECEPTION HALL: Double radiator.

FRONT RECEPTION: 14'3" max x 12'6" min x 10'4" max x 9'2" min. PVC double-glazed bay window to front, double radiator, fire surround.

REAR LOUNGE: 13'0" x 9'7" max, 8'3" min. Double radiator, fire surround with half-mantle and inset coal-effect decorative fire. Open square arch to:

REAR CONSERVATORY/GARDEN ROOM: 7'8" x 7'1". PVC double-glazed windows to side and rear with double-glazed door to garden.

FITTED KITCHEN: 13'0" x 7'0". PVC double-glazed door and window to rear, one and a half bowl sink unit set into rolled-edge work surfaces. There are a range of fitted units to both base and wall level, fitted stainless steel gas hob having oven beneath and recesses for appliances.

STAIRS TO LANDING: PVC double-glazed window to side.

BEDROOM ONE: 13'0" x 10'6" into wardrobes, 8'6" min. PVC double-glazed window to rear, radiator, three double fitted wardrobes.

BEDROOM TWO: 14'9" x 12'6" max, 10'4" min. PVC double-glazed bay window to front, radiator.

BEDROOM THREE: 7'9" x 6'0". PVC double-glazed window to front, radiator.
WHITE BATHROOM: PVC double-glazed obscure window to rear, matching white suite comprising bath having shower mixer shower, vanity wash hand basin with base unit beneath, low-flushing WC, tiled splashbacks and chrome ladder-style radiator.

OUTSIDE: Long rear garden having timber fencing and mature screen of trees to rear.

TENURE: We understand that the property is Freehold. Prospective purchasers should confirm this with their legal representative.

COUNCIL TAX: Band C









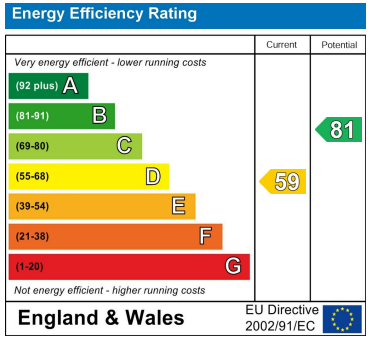


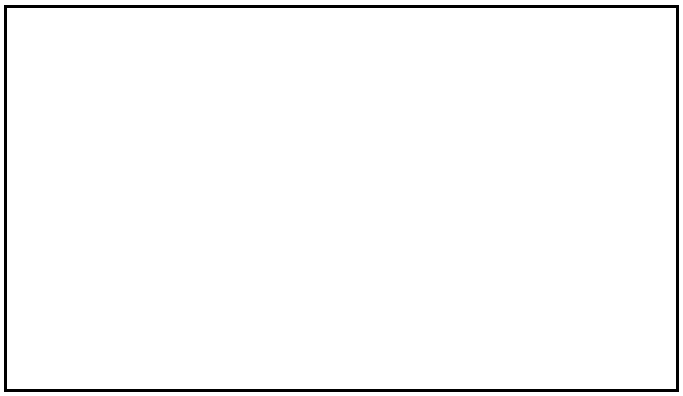


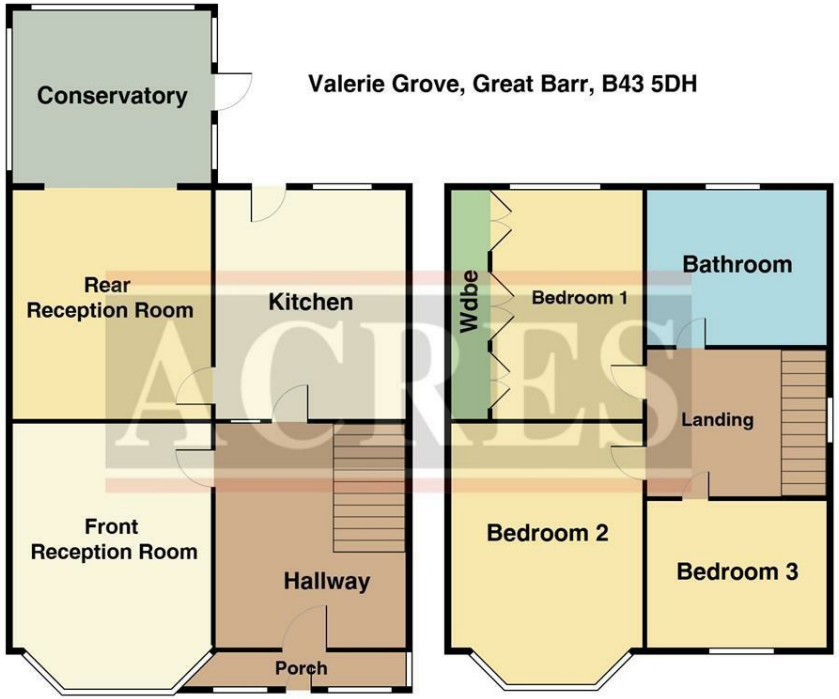
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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.