

ACRES

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DRAFT

- EXTENDED SEMI DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS (BEDROOM 3 EXTENDED)
- SPACIOUS THROUGH LOUNGE / DINER
- MODERN FITTED KITCHEN
- MODERN FAMILY BATHROOM
- ADDITIONAL GUEST W.C.
- OFF ROAD PARKING TO FRONT & INTERNAL GARAGE / STORE
- LARGE REAR GARDEN
- HUGE SCOPE FOR REAR EXTENSION
- SOUGHT AFTER LOCATION



WALSALL ROAD, PERRY BARR, B42 2LX - OFFERS AROUND £360,000

A spacious and extended three double-bedroom semi-detached family home situated in the heart of Great Barr, on the ever-popular Walsall Road, offering excellent access to local shops, schools and transport links. The property benefits from a spacious driveway providing ample off-road parking, with access to the internal garage. Internally, there is an enclosed porch leading into a spacious hallway, with access to an open-plan through living and dining room, along with a modern fitted kitchen leading into internal garage currently being used as utility / store room. To the first floor is a spacious landing providing access to three well-proportioned double bedrooms (All with fitted wardrobes), with bedroom three benefiting from an extension, along with a modern family bathroom and additional guest W.C.. To the rear is a spacious and well-presented garden, featuring a patio area leading onto a lawn, while also offering excellent scope for a rear extension, subject to the necessary planning permissions. An ideal family home offering generous living accommodation and further potential, making it particularly well suited to first-time buyers and growing families. **HURRY BEFORE YOU'RE TOO LATE!**

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

PORCH: 5'1 x 7'1: Double glazed windows and internal door into;

HALLWAY: 14'1 x 8'6 max, 3'7 min: A light and airy entrance with stairs to first floor, wood effect flooring, a spacious storage cupboard, radiator and doors into;

THROUGH LOUNGE/DINER: 31'5 x 11'2: A great size living space with radiator and double glazed bay window to front, spotlights to ceiling, dining area having radiator and double glazed double doors to rear.

FITTED KITCHEN: 8'4 x 9'8: Fitted kitchen 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 and dishwasher, radiator and door into;

SIDE PASSAGEWAY: 10'8 x 3'8: Access to garage and rear garden.

LANDING: 8'8 x 6'7: Doors into;

BEDROOM ONE: 14'6 x 11'1 max, 9'1 min: A great size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM TWO: 15'5 x 10'9: A further good size double bedroom with built in wardrobe system, double glazed bay window to front and radiator.

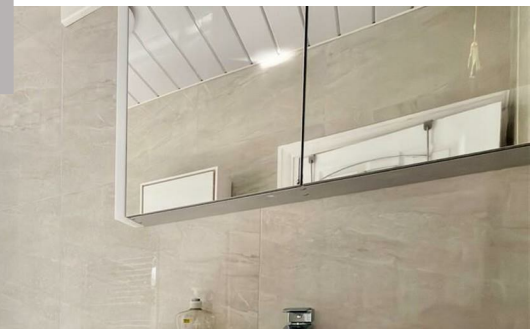
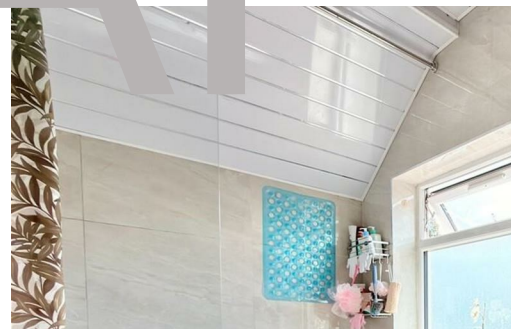
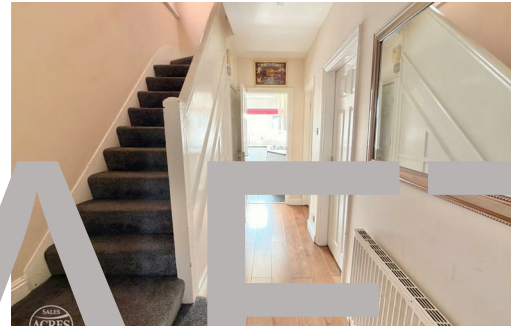
BEDROOM THREE: 10'9 x 14'5: A final bedroom with built in wardrobe system, double glazed window to front and radiator.

BATHROOM: 5'6 x 9'9: A fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, close couple W.C, tiling to walls, tiling to floor, radiator and double glazed opaque window to rear.

SEPARATE W.C: 7'0 x 2'3: Fitted with close couple W.C, wash hand basin, radiator, tiling to floor and walls and double glazed opaque window.

REAR GARDEN: A good size garden with paved patio area and lawn along with fencing to borders.

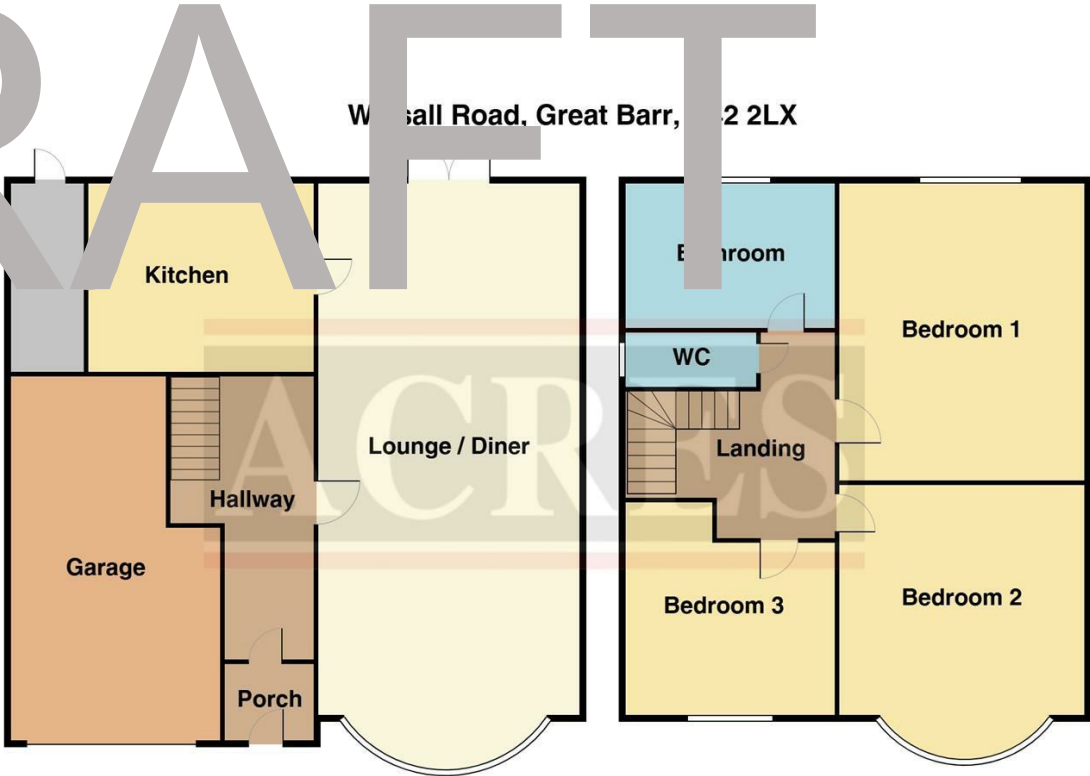
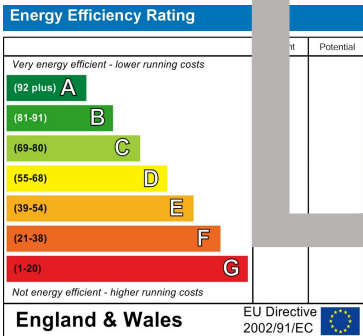
GARAGE: 16'1x 2'3: Having up and over door, light and power. (Please check the suitability of this garage for your own vehicle)



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: B 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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPs and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.