

ACRES

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- HEAVILY EXTENDED SEMI DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS + STUDY
- SPACIOUS LIVING / DINING ROOM
- ADDITIONAL EXTENDED SITTING ROOM
- MODERN FITTED KITCHEN / DINER
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- TREMENDOUS SIZED REAR GARDEN
- SOUGHT AFTER LOCATION
- EXTREMELY POPULAR FAMILY HOME



WALSALL ROAD, GREAT BARR, B42 1ES - OFFERS AROUND £440,000

A spacious and heavily extended four-bedroom semi-detached family home, ideally situated in the heart of Great Barr, offering excellent access to local shops, public transport links and highly regarded local schooling. The property benefits from a spacious driveway providing ample off-road parking and leads into a light and airy hallway, with access to a generous through living and dining room. To the rear is a modern open-plan fitted kitchen and diner, leading into a fantastic extended further sitting room, providing excellent additional living space. To the first floor is a spacious landing giving access to two double bedrooms, a versatile study / nursery room and a modern family bathroom. The second floor provides two further double bedrooms, creating four bedrooms in total and making this an ideal home for a growing family. Externally, the property boasts a tremendous-sized rear garden, featuring a decked patio area leading onto a fantastic-sized lawn, offering plenty of space for children, entertaining and outdoor relaxation. Offering a fantastic standard of living throughout, this superbly extended family home must be viewed to fully appreciate the generous accommodation and space on offer. **HURRY BEFORE YOU'RE TOO LATE!**

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

PORCH: 3'3 x 3'3: Having internal door into;

HALLWAY: 20'8 x 5'1: A light and airy entrance with stairs to first floor, wooden effect flooring, radiator and doors into;

LIVING ROOM: 27'1 x 12'3 max, 11'1 min: A great size living space with fire surround and log burner, radiator, double glazed bay window to front, leading through to dining area with radiator.

FITTED KITCHEN: 13'4 x 16'3: Fitted kitchen with a range of modern drawer base and eye level units, work surfaces, sink and drainer, cooker with gas hob, tiling to splashback, tiling to floor, skylight, radiator and double doors into;

UTILITY AREA: 3'7 x 3'7: Having space and plumbing for washing machine and dishwasher and wall mounted central heating boiler and space for fridge freezer,.

CONSERVATORY: 14'0 x 15'8: A beautifully presented additional living space with double glazed roof and double glazed bi-fold doors to rear.

LANDING: 12'1 x 5'0: Doors into;

BEDROOM ONE: 11'9 x 15'1: A great size double bedroom with built in wardrobe system, two double glazed windows to front and radiator.

BEDROOM TWO: 11'9 x 9'5: A further good size double bedroom with fire surround and fire, double glazed window to rear and radiator.

STUDY: 4'4 x 6'8: An ideal office space with double glazed window to side and radiator.

BATHROOM: 8'4 x 9'8: A fitted suite with freestanding bath, walk in shower cubicle, wash hand basin, close couple W.C, tiling to walls, tiling to floor, spotlights to ceiling, radiator and double glazed opaque window to rear.

LANDING: 10'8 x 5'7: Stairs leading to second floor and doors into;

BEDROOM THREE: 10'6 x 10'2: A third bedroom with two double glazed windows to front and radiator.

BEDROOM FOUR: 10'8 max, 4'9 min x 15'4: A final bedroom with two skylights and radiator.

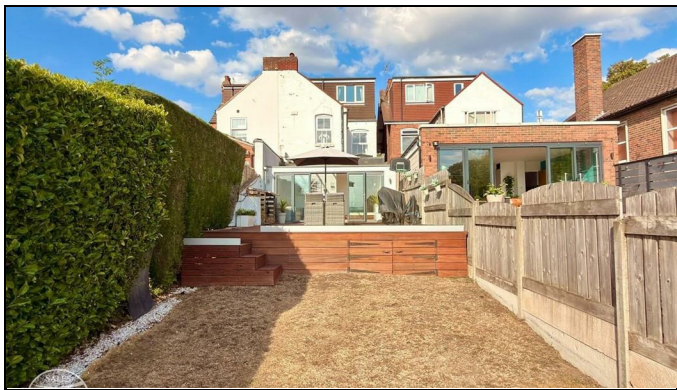
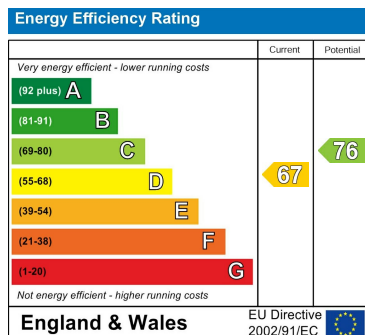
REAR GARDEN: A good size beautifully presented garden with decked patio area and lawn with mature plants, shrubs and trees along with fencing to borders.



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.