

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
☎ 0121 358 6222 ✉ greatbarr@acres.co.uk @ www.acres.co.uk

- SEMI DETACHED FAMILY HOME
- THREE SPACIOUS BEDROOMS
- OPEN PLAN LOUNGE / DINING ROOM
- FITTED KITCHEN TO FRONT
- FITTED FAMILY BATHROOM
- LOW MAINTIANCE REAR GARDEN
- DOUBLE GARAGE TO REAR ALLOWING OFF ROAD PARKING
- IDEAL FIRST TIME BUY
- SOUGHT AFTER LOCATION
- POTENTIAL TO EXTEND (STPP)



**CRAMLINGTON ROAD, GREAT BARR, B42 2EB - OFFERS OVER £225,000**

Set in the heart of Great Barr, Birmingham, this spacious three-bedroom semi-detached property offers an excellent opportunity for first-time buyers. The home is approached via steps leading to an enclosed porch, which in turn opens into a bright and welcoming hallway. To the rear of the property is a generous open-plan living and dining room, providing a versatile space ideal for both relaxing and entertaining. To the front is a well-presented fitted kitchen, offering ample storage and preparation space. The first floor comprises a central landing giving access to two well-proportioned double bedrooms and a third spacious single bedroom, all served by a fitted family bathroom. To the rear, the property boasts a low-maintenance garden featuring a decked patio with steps leading to a neatly kept lawn area. The garden also provides access to a large double garage, offering valuable off-road parking and additional storage. Ideally located for local amenities, schooling, and transport links, this well-sized property presents a fantastic opportunity for those looking to step onto the property ladder. **HURRY BEFORE YOU'RE TOO LATE!**

Accessed from the fore via steps up to double glazed entrance door, into

**PORCH:** 5'2 x 3'5: Having double glazed windows and internal door into;

**HALLWAY:** 5'5 x 12'7: A light and airy entrance with stairs to first floor, radiator, double glazed window and doors into;

**LIVING/DINING ROOM:** 15'9 max, 13'8 min x 14'1: A great size open plan living / dining area with fire surround and fire, radiator, double glazed window and door system to rear.

**FITTED KITCHEN:** 9'9 x 8'9: Fitted kitchen with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, cooker with extractor hood over, tiling to splashback, space and plumbing for washing machine and dishwasher, space for fridge freezer and radiator along with door to side access.

**LANDING:** 8'6 max, 2'5 min x 5'2: Double glazed opaque window to side and doors into;

**BEDROOM ONE:** 10'3 max, 4'5 (wardrobe) x 14'8: A great size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

**BEDROOM TWO:** 9'9 x 9'1: A further good size double bedroom with double glazed window to front, built in wardrobe system and radiator.

**BEDROOM THREE:** 7'2 x 12'2: A final spacious bedroom with double glazed window to rear, built in wardrobes and radiator.

**BATHROOM:** 5'6 x 5'9: A fitted suite with panelled bath, shower over, wash hand basin, close couple W.C., tiling to part walls, radiator and double glazed opaque window to front.

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

**DOUBLE GARAGE:** Electric up and over garage door, ceiling light and power points allowing secure off road parking. (Please check the suitability of this garage for your own vehicle)

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

**FIXTURES & FITTINGS:** As per sales particulars.

**COUNCIL TAX BAND:** B.

**VIEWING:** Recommended via Acres on 0121 358 6222.



**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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**Cramlington Road, Great Barr, B42 2EB**



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.