

ACRES

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

- END OF TERRACED FAMILY HOME
- THREE BEDROOMS
- SPACIOUS FAMILY LIVING ROOM
- OPEN PLAN KITCHEN / DINER
- LARGE CONSERVATORY
- FITTED FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- LOW MAINTIANCE REAR GARDEN
- IDEAL FIRST TIME BUY
- NO UPWARD CHAIN



CHELMORTON ROAD, GREAT BARR, B42 2QT - OFFERS OVER £225,000

Discover this well-presented three-bedroom end-of-terraced family home set in the heart of Great Barr, ideally positioned for nearby shops, excellent public transport links, and fantastic local schooling. To the front, the property benefits from a double driveway providing ample off-road parking, leading into an enclosed porch with further access into a spacious, light, and airy living room. To the rear sits a modern open-plan fitted kitchen / diner, beautifully designed for family living and entertaining, with double doors opening into a large, spacious conservatory that extends the ground-floor living space even further. The first floor offers a well-proportioned landing giving access to two double bedrooms, a third single bedroom, and a fitted family bathroom. Externally, the rear of the property provides a low-maintenance garden featuring a generous patio area, lawn, and a useful shed positioned at the far end—perfect for storage. Ideal for first-time buyers, this attractive home is offered with no upward chain, making it a fantastic opportunity not to be missed. HURRY BEFORE YOU'RE TOO LATE!

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

PORCH: 5'9 x 3'2: Double glazed windows and internal door into;

LIVING ROOM: 15'7 max, 12'9 min x 14'6 (bay) 11'9 min: A great size living space with stairs to first floor, radiator, double glazed bay window to front and door into;

OPEN PLAN KITCHEN/DINER: 15'6 x 9'9: 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, space for tumble dryer integrated fridge freezer, dining space with radiator and double glazed double doors to rear.

CONSERVATORY: 14'2 x 9'6: A further great size living space with double glazed windows and double glazed double doors to rear.

LANDING: 5'9 max, 2'7 min x 6'0: Doors into;

BEDROOM ONE: 8'7 x 12'5: A great size double bedroom with built in wardrobe system, double glazed window to front and radiator.

BEDROOM TWO: 9'4 x 9'8: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 6'7 max, 3'4 min x 8'8: A final bedroom with double glazed window to front and radiator.

BATHROOM: 5'9 x 6'7: A fitted suite with panelled bath, shower over, wash hand basin, tiling to walls, radiator and double glazed opaque window to rear.

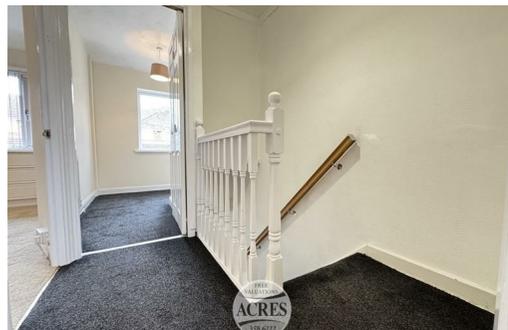
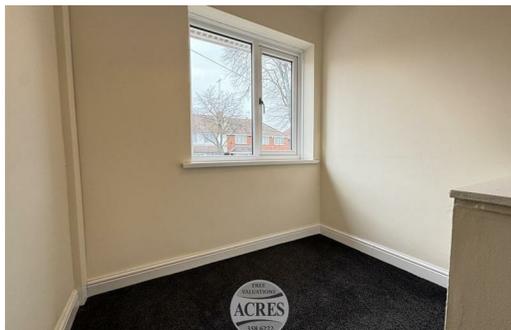
REAR GARDEN: A good size garden with paved patio area and lawn with mature plants, shrubs and trees along with fencing to borders.

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.



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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		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Chelmorton Road, Great Barr, B42 2QT



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.