

ACRES

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

- EXTENDED SEMI DETACHED FAMILY HOME
- FOUR SPACIOUS BEDROOMS
- TWO SPACIOUS RECEPTION ROOMS
- EXTENDED OPEN PLAN KITCHEN / DINER
- SEPRATE UTILITY ROOM
- DOWNSTAIRS GUEST W.C.
- SPACIOUS FAMILY BATHROOM
- OFF ROAD PARKING & GARAGE
- FANTASTIC WELL MANICURED REAR GARDEN
- SOUGHT AFTER LOCATION



PEAK HOUSE ROAD, GREAT BARR, B43 7RY - OFFERS AROUND £382,000

It is a privilege to offer for sale this incredible extended family home that has wonderful interiors throughout with potential to extended further along offering a fantastic living standard throughout! In close proximity to the Scott Arms, Motorway junctions and brilliant public transport links! Benefiting from double glazing and gas central heating (both where specified). The property offers, enclosed porch, entrance hall, classically styled front reception room along with a lovely rear reception room along with very spacious 'L' shaped extended fitted kitchen and separate utility and downstairs guest W.C. with access into side garage. To the first floor is a light and airy landing three fantastic sized bedrooms along with a fourth single bedroom and a spacious family bathroom. Outside is a large fore garden with planted area to side offering multiple parking space and access to garage front and to the rear is a picture book garden with patio to fore leading to large lawn with a large vegetable patch to far rear! This house really has it all and early viewing is essential to appreciate size and potential! **HURRY BEFORE YOU'RE TOO LATE!**

Accessed via block paved driveway allowing off road parking to front along with access to garage front and door leading into;

PORCH: 6'8 max, 3'8 min x 5'5: Double glazed double entrance doors, cloakroom store space and door into;

HALLWAY: 6'3 max, 3'3 min x 13'5: A light and airy hallway with stairs to first floor, radiator and doors into;

FRONT RECEPTION ROOM: 11'9 x 13'9 (bay) 10'9 min: A great size living area with radiator and double glazed bay window to front.

REAR RECEPTION ROOM: 11'9 max, 10'4 min x 13'3 max, 10'9 min: A further good sized living area with fire and fire surround, radiator and double glazed double doors to rear garden.

EXTENDED OPEN PLAN KITCHEN/DINER: 13'9 max, 6'3 min x 18'9 max, 10'8 min: A modern extended and open plan fitted kitchen / diner with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, electric hob with extractor hood over, tiling to splashback, space and plumbing for dishwasher, space for fridge and radiator and door into;

UTILITY ROOM: 6'4 max, 3'2 min x 11'1: A great additional space with fitted base units, sink and drainer, space and plumbing for washing machine, space for tumble dryer and double glazed door to rear along with door leading into;

DOWNSTAIRS GUEST W.C: 2'9 x 4'5: Close couple W.C, wash hand basin and double glazed window.

LANDING: 6'9 max, 3'5 min x 6'9: Double glazed opaque window to side and doors into;

BEDROOM ONE: 11'3 x 14'9 (bay) 10'9 min: A great size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 9'4 min, 10'6 max x 11'6: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 6'6 x 10'3: A further spacious bedroom with double glazed window to front and rear along with fitted radiator.

BEDROOM FOUR: 7'6 x 7'5: A fourth and final spacious bedroom with double glazed window to rear and radiator.

BATHROOM: 6'7 x 7'5: A spacious family bathroom with fitted suite with panelled bath, shower over, wash hand basin, close couple W.C., tiling to walls, radiator and double glazed opaque window to front.

GARAGE: 7'3 x 15'9: Pull to garage door to front along with ceiling light and power points. Also housing gas central heating boiler and door to rear.

REAR GARDEN: A beautiful well manicured garden with paved patio area and lawn with an abundance of plants, trees and shrubs throughout along with large vegetable patch to far rear and 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: C

VIEWING: Recommended via Acres on 0121 358 6222.



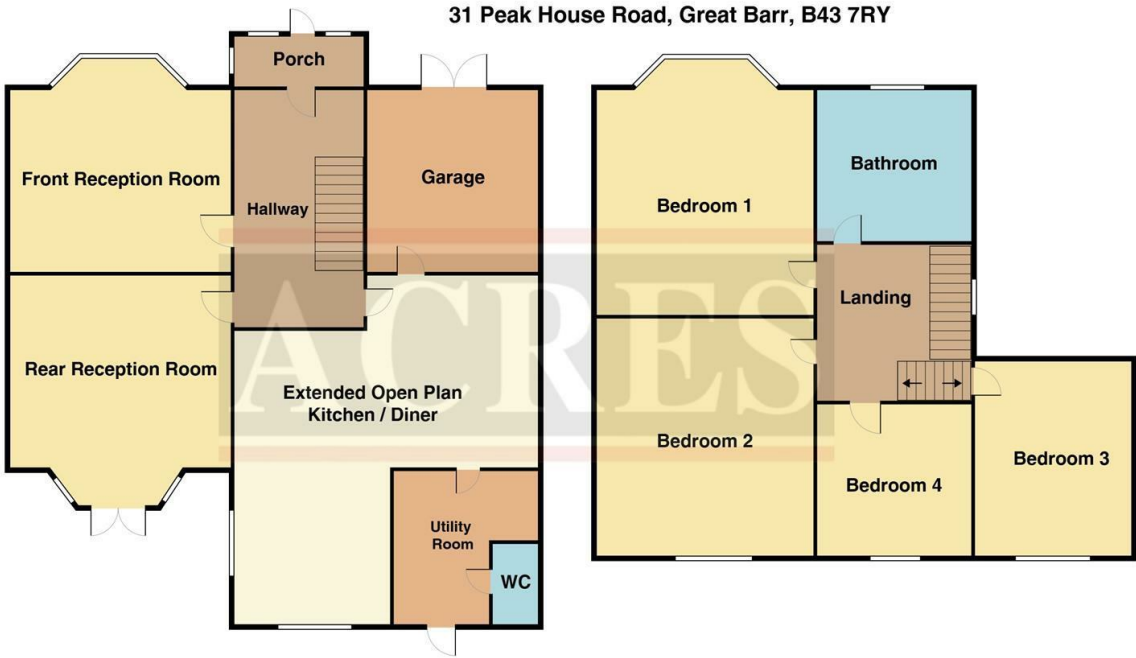
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(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	



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.