ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- SEMI DETACHED FAMILY HOME
- THREE SPACIOUS BEDROOMS
- THROUGH LIVING / DINING ROOM
- SPACIOUS CONSERVATORY
- FITTED KITCHEN
- DOWNSTAIRS GUEST W.C.
- FITTED FAMILY BATHROOM & SEPARATE W.C.
- OFF ROAD PARKING & GARAGE
- LARGE REAR GARDEN
- IDEAL FIRST TIME BUY / NO UPWARD CHAIN

LORIMER WAY, GREAT BARR, B43 7LS - OFFERS AROUND £290,000

This spacious and well-presented three-bedroom semi-detached family home is set within the popular Pheasey Estate in Great Barr, offering excellent access to local shops, public transport links and fantastic schooling nearby. The property benefits from a double driveway providing ample off-road parking, together with shared access to a single rear garage. Internally, the property briefly comprises an enclosed porch leading into a light and airy hallway, with access to a spacious open-plan living and dining room featuring double doors opening into the conservatory. The ground floor further benefits from a well-appointed fitted kitchen and a guest downstairs W.C. To the first floor is a spacious landing providing access to two double bedrooms and a good-sized third single bedroom, all benefiting from fitted wardrobes, along with a spacious family bathroom and separate W.C. Externally, the property boasts a large rear garden with a paved patio area leading onto an extensive lawn, providing an excellent space for families and entertaining. The property would make an ideal purchase for first-time buyers or growing families, offering excellent scope for further improvement and personalisation, while also benefiting from the highly desirable advantage of no upward chain. HURRY BEFORE YOU'RE TOO LATE - NO UPWARD CHAIN!

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

PORCH: 6’4 x 3’1: Having double glazed windows and internal door into;

HALLWAY: 9’1 max, 5’8 min x 9’6: A light and airy entrance with stairs to first floor, radiator and doors into;

THROUGH LOUNGE/DINER: 14’8 max, 10’2 min x 25’7 (bay): A great size through living and dining space with fire surround and fire, radiator, double glazed bay window to front and double sliding doors into;

CONSERVATORY: 10’7 x 8’7: A good size additional living space with tiling to floor, double glazed windows and double glazed door to rear.

FITTED KITCHEN: 10’3 max, 7’7 min x 11’4: 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, electric hob with extractor hood over, tiling to splashback, tiling to space and plumbing for washing machine, space for fridge and freezer, radiator and door to rear.

GUEST W.C: 2’4 x 4’1: Fitted with close couple W.C.

LANDING: 4’6 x 7’5: Doors into;

BEDROOM ONE: 13’1 max, 10’9 (wardrobe) x 14’6 (bay): A great size double bedroom with built in wardrobe system, double glazed bay window to front and radiator.

BEDROOM TWO: 10’7 max, 8’1 (wardrobe) x 11’3: A further good size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM THREE: 7’7 max, 5’9 (wardrobe) x 7’9 max: A final bedroom with built in wardrobe system, double glazed window to front and radiator.

BATHROOM: 7’8 x 5’4: A fitted suite with panelled bath, shower over, wash hand basin, tiling walls, radiator and double glazed opaque window to rear.

SEPARATE W.C: 2’4 x 5’6: Fitted with close couple W.C and double glazed opaque window.

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

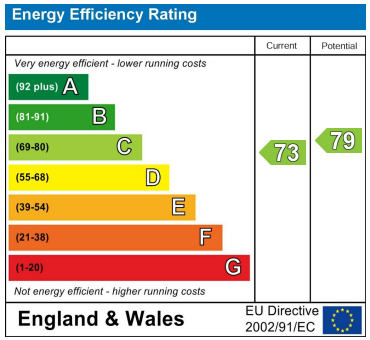
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

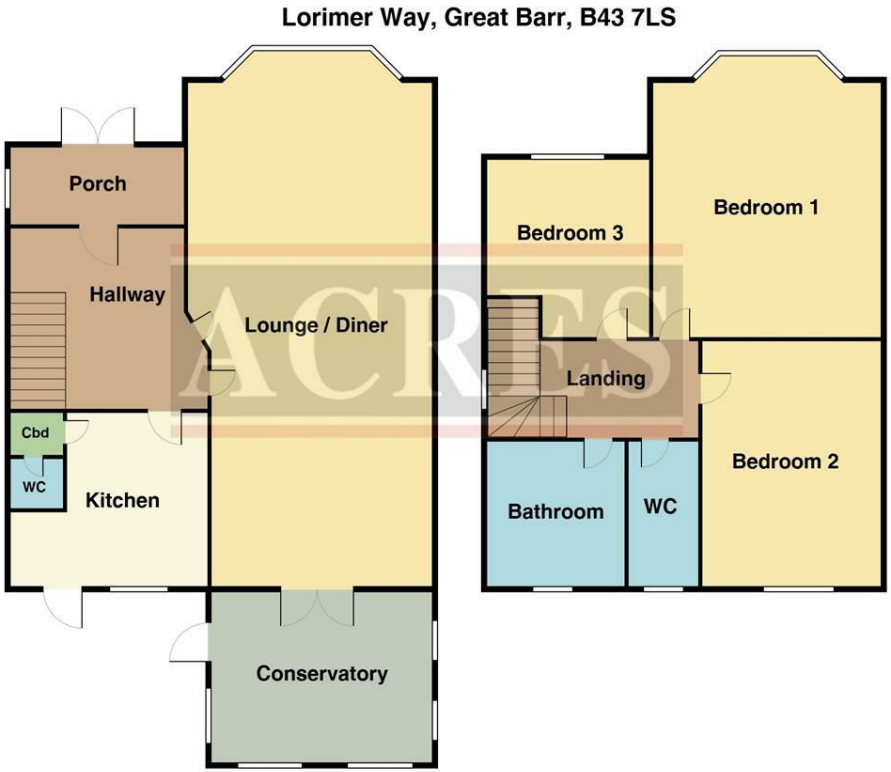
The Property Ombudsman

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 : Walsall

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.