

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- EXTENDED SEMI DETACHED FAMILY HOME
- THREE SPACIOUS BEDROOMS
- WELL PRESENTED LIVING ROOM
- ADDITIONAL SITTING / DINING ROOM
- EXTENDED MODERN OPEN PLAN KITCHEN / DINER
- DOWNSTAIRS SHOWER ROOM
- OFF ROAD PARKING TO REAR
- LARGE REAR GARDEN
- IDEAL FIRST TIME BUY
- NO UPWARD CHAIN



DUXFORD ROAD, GREAT BARR, B42 2JE - OFFERS AROUND £200,000

Situated in the heart of Great Barr, this extended three-bedroom semi-detached family home is ideally positioned close to excellent local schooling, public transport links, and a variety of nearby shops, making it a highly convenient and desirable location. The property benefits from parking space to the rear, accessed via a communal gated driveway, and also offers potential for off-road parking to the front, subject to the relevant permissions, providing flexibility for future improvement. Internally, the accommodation briefly comprises a welcoming entrance hallway leading into a spacious front reception room, which flows through to a second generous reception room. This opens into a modern extended open-plan kitchen / diner, creating an ideal family and entertaining space. The ground floor further benefits from a downstairs family shower room. To the first floor is a landing giving access to two well-proportioned double bedrooms and a third single bedroom, suitable for a child's room, home office, or nursery. Externally, the property boasts a large rear garden featuring a patio area and lawn, offering ample space for outdoor dining and family enjoyment. Offered with no upward chain, this property represents an excellent opportunity for first-time buyers or growing families seeking a spacious home with further potential in a popular residential area. **HURRY BEFORE YOU'RE TOO LATE!**

Accessed from the fore via lawned garden and pathway leading to double glazed entrance door into;

HALLWAY: 2'9 x 3'7: Stairs to first floor, radiator and door into;

LIVING ROOM: 10'9 max, 9'7 min x 13'8: A great size living area with fire surround and fire, radiator, double glazed bay window to front, leading through into;

DINING ROOM: 11'4 max, 8'2 min x 9'7: A further living / dining space with fire surround and fire and radiator.

EXTENDED FITTED KITCHEN: 13'3 x 9'2: A modern open plan fitted kitchen / diner 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, stainless steel splashback, washing machine, radiator and double glazed double doors to rear.

SHOWER ROOM: 2'4 x 9'9: Fitted suite with walk in shower cubicle, wash hand basin, close couple W.C., tiling to part walls and double glazed opaque window to rear.

LANDING: 2'6 x 6'11: Double glazed window to side and doors into;

BEDROOM ONE: 10'9 x 13'7 (bay): A great size double bedroom with double glazed bay window to front along with large walk in store room.

BEDROOM TWO: 7'4 x 9'9: A further good size double bedroom with double glazed window to rear.

BEDROOM THREE: 6'5 max, 5'4 min x 6'8: A final single bedroom with double glazed 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		
(69-80) C		79
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



30 Duxford Road, Great Barr, B42 2JE



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.