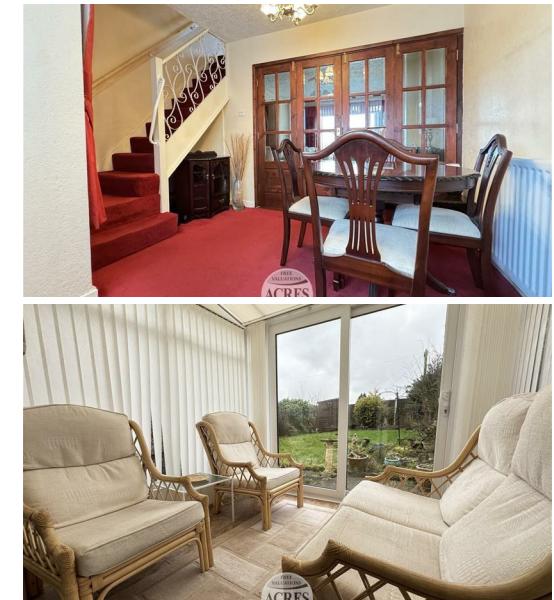




- EXTENDED SEMI DETACHED FAMILY HOME
- THREE SPACIOUS BEDROOMS
- SPACIOUS DINING AREA
- SEPARATE LIVING ROOM
- CONSERVATORY
- FITTED KITCHEN
- MODERN FAMILY BATHROOM
- QUITE CUL-DE-SAC LOCATION
- OFF ROAD PARKING & INTERNAL GARAGE
- IDEAL FIRST TIME BUY & NO UPWARD CHAIN



BAKER HOUSE GROVE, GREAT BARR, B43 5HX - OFFERS OVER £245,000

A beautifully extended and spacious three-bedroom semi-detached family home set in a quiet cul-de-sac in the heart of Great Barr. Ideally positioned with convenient access to local shops, reputable schooling, and excellent public transport links, this property offers comfort, space, and practicality throughout. To the front, the property benefits from a large driveway providing ample off-road parking, leading to a generous internal garage. The front door opens into an enclosed hallway, flowing seamlessly into a spacious dining area with double doors opening into a bright and airy living room. From here, further access is provided into a welcoming conservatory, perfect for additional living or entertaining space. The ground floor also offers a well-presented fitted kitchen and a useful side passageway connecting the front and rear of the home. To the first floor, a central landing leads into two well-proportioned double bedrooms, a third spacious single bedroom, and a large fitted family bathroom, complemented by a separate WC for added convenience. To the rear, the property boasts a well-manicured, low-maintenance garden featuring a patio area to the fore, leading onto a neat lawn—ideal for relaxing or family activities. Offered to the market with no upward chain, this fantastic home is perfectly suited to first-time buyers or growing families looking for a well-located property in Great Barr. HURRY BEFORE YOU'RE TOO LATE!

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

HALLWAY: 3'1 x 3'6: A light and airy entrance with double glazed window and door into;

DINING ROOM: 9'4 max, 7'1 min x 10'8: A good size dining area with radiator, double glazed window to front, stairs to first floor and double doors into;

LIVING ROOM: 12'2 max, 11'4 min x 16'10: A great size living space with fire surround and fire, radiator and double glazed double sliding doors into;

CONSERVATORY: 8'3 x 7'3: A further living space for ones own use with double glazed windows, tiling to floor and double glazed double sliding doors to rear.

FITTED KITCHEN: 6'9 x 11'8: 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 fridge freezer and radiator and door into;

SIDE PASSAGEWAY: 2'7 x 19'6: With door access to front and rear.

LANDING: 5'5 x 2'6: Access into loft and doors into;

BEDROOM ONE: 12'2 max, 10'1 (wardrobe) x 9'7: A great size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM TWO: 9'2 x 12'2: A further good size double bedroom with double glazed window to front and radiator.

BEDROOM THREE: 6'9 x 9'1: A final bedroom with double glazed window to front and radiator.

BATHROOM: 6'9 x 9'5 max, 7'4 min: A fitted suite with panelled bath, walk in shower cubicle, wash hand basin, tiling to part walls, tiling to floor, radiator and double glazed opaque window to rear.

SEPARATE W.C: 2'7 x 4'2: Fitted with close couple W.C, tiling to part walls and double glazed window to side.

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

GARAGE: 7'3 x 14'9: Up and Over garage door to front, ceiling light and power points along with housing gas central heating boiler. (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: C

VIEWING: Recommended via Acres on 0121 358 6222.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

TENURE:

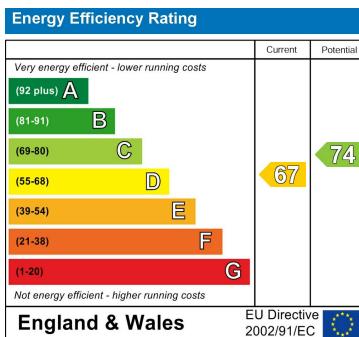
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COUNCIL TAX BAND : C

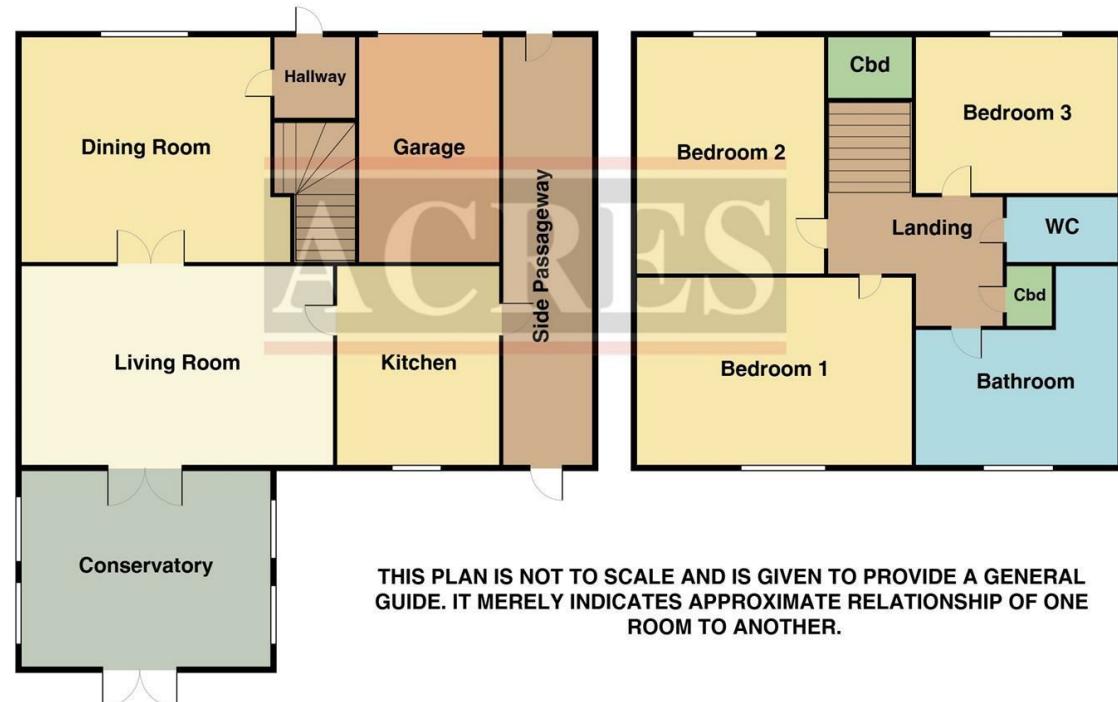
COUNCIL : Sandwell

VIEWING:

Highly recommended via Acres on 0121 358 6222



28 Baker House Grove, Great Barr, B43 5HX



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.