

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- LINK DETACHED FAMILY HOME
- FOUR SPACIOUS BEDROOMS
- SPACIOUS LIVING ROOM
- OPEN PLAN MODERN KITCHEN / DINER
- SEPARATE UTILITY ROOM
- DOWNSTAIRS GUEST W.C.
- MODERN FAMILY BATHROOM
- LARGE DRIVEWAY / OFF ROAD PARKING
- LOW MAINTIANCE REAR GARDEN
- QUITE CUL-DE-SAC LOCATION



HEATHER ROAD, GREAT BARR, B43 5BX - OFFERS AROUND £350,000

Set in the heart of Great Barr, within a quiet and sought-after cul-de-sac, this spacious four-bedroom linked-detached family home offers fantastic access to highly regarded schooling, excellent public transport links, and a range of local shops nearby. The property benefits from a large frontage with driveway providing ample off-road parking, leading into a generous entrance hall that immediately sets the tone for the space on offer. The hallway feeds into a bright and well-presented living room, along with a stunning open-plan modern fitted kitchen come diner, complemented by a separate utility room. The ground floor also features a guest WC and a versatile fourth bedroom or ideal as an office or playroom to suit family needs. To the first floor, a spacious landing leads into three further double bedrooms, all well-proportioned, along with a modern fitted family bathroom. To the rear sits a low-maintenance garden with patio area leading onto a neatly kept lawn—perfect for family enjoyment and outdoor entertaining. This is an excellent family home in a prime location and not to be missed. **HURRY BEFORE YOU'RE TOO LATE!**

Accessed from the fore via brick block driveway leading to double glazed entrance to side, into;

HALLWAY: 5'7 x 10'9: A light and airy entrance with stairs to first floor, radiator, double glazed windows and doors into;

LIVING ROOM: 15'8 x 12'8: A great size living area with fire surround and fire, radiator, spotlights to ceiling and double glazed double sliding doors to rear.

OPEN PLAN KITCHEN/DINER: 10'4 X 22'2 max, 18'7 min: A great sized open plan modern fitted kitchen / diner with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, cooker with gas hob and extractor hood over, tiling to splashback, spotlights to ceiling, space for fridge freezer and radiator along with spacious dining area and door leading into living room and;

UTILITY ROOM: 5'4 x 5'8: Having space and plumbing for washing machine, space for tumble dryer and double glazed door to side.

GUEST W.C: 5'6 x 4'6: Fitted with close couple W.C, wash hand basin set into vanity unit, tiling to walls and radiator.

GROUND FLOOR FOURTH BEDROOM/OFFICE: 8'7 x 16'6: A fantastic sized double bedroom or potential office space with double glazed window to front, double glazed double sliding doors to rear and radiator.

LANDING: 5'9 max 2'9 min x 9'9: Double glazed opaque window to side, cupboard space, loft access and doors into;

BEDROOM ONE: 15'9 x 13'8 max, 10'4 (wardrobe): A tremendous size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM TWO: 15'9 x 8'4: A further good size double bedroom with double glazed window to front and radiator.

BEDROOM THREE: 7'1 x 12'9 max, 10'6 (wardrobe): A final spacious double bedroom with built in wardrobe system, double glazed window to side and radiator.

BATHROOM: 5'8 x 10'2: A modern fitted suite with panelled bath, shower over, wash hand basin, close couple W.C., tiling to walls, radiator and double glazed opaque window to side.

REAR GARDEN: A good size garden with paved patio area and lawn 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.

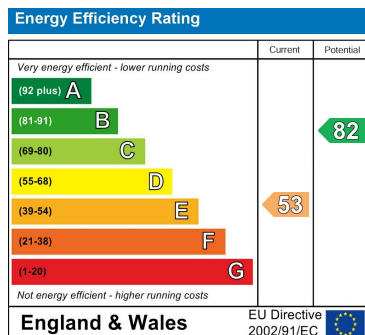
COUNCIL TAX BAND: D.



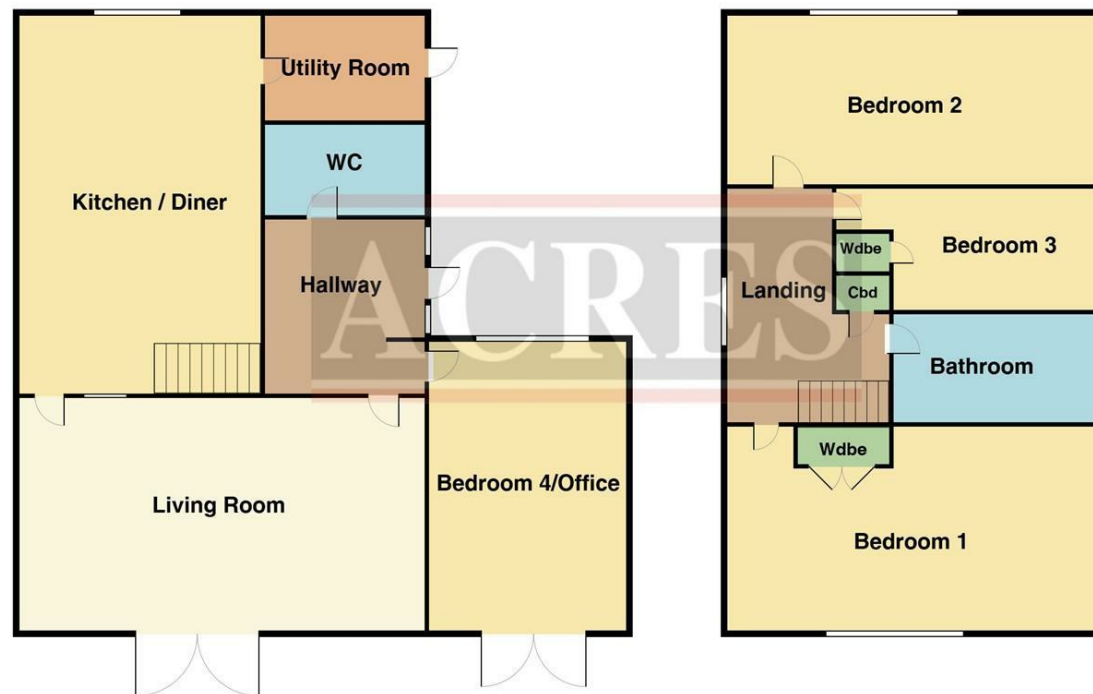
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COUNCIL TAX BAND : D **COUNCIL :** sandwell

VIEWING: Highly recommended via Acres on 0121 358 6222



Heather Road, Great Barr, B43 5BX



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.