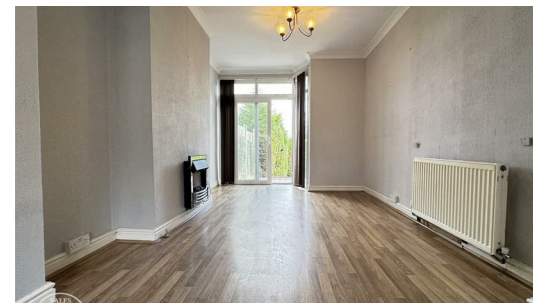


ACRES

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
- THREE SPACIOUS BEDROOMS
- WELL PRESENTED THROUGH LOUNGE / DINER
- MODERN EXTENDED FITTED KITCHEN
- SEPARATE UTILITY ROOM / SIDE PASSAGEWAY
- MODER FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- LARGE REAR GARDEN
- IDEAL FIRST TIME BUY
- NO UPWARD CHAIN



FOWLMERE ROAD, GREAT BARR, B42 2DZ - OFFERS OVER £250,000

Situated in the heart of Great Barr, this extended three-bedroom semi-detached family home enjoys a highly convenient location with excellent access to local shops, well-regarded schools, and superb public transport links. The property is approached via a double driveway providing ample off-road parking and opens into an enclosed porch leading through to a spacious and welcoming hallway. The ground floor features a bright through lounge and dining room, offering an excellent space for both everyday family living and entertaining. To the rear is an extended modern fitted kitchen, complemented by a separate utility room with a useful side passage providing additional storage and external access. Upstairs, a spacious landing leads to two generous double bedrooms, a well-proportioned third single bedroom, and a contemporary family bathroom, all presented to a high standard. Outside, the property boasts a fantastic rear garden with a paved patio area leading onto a large lawn, creating an ideal outdoor space for families. To the far rear is a garage, accessed via a communal rear access road, providing additional parking or storage. Offered with no upward chain, this well-presented home is an excellent opportunity for first-time buyers, growing families, or those looking for a spacious property in a sought-after Great Barr location. **HURRY BEFORE YOU'RE TOO LATE - NO UPWARD CHAIN!**

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

PORCH: 6'1 x 2'7: Double glazed windows and internal door into;

HALLWAY: 5'5 max, 2'6 min x 10'7: A light and airy entrance with stairs to first floor, radiator and doors into;

THROUGH LOUNGE/DINER: 9'8 max, 8'6 min x 25'8 (bay): A great size living / dining space with fire surround and fire, radiator and double glazed window to front, dining space with wall mounted fire, radiator and double glazed double doors to rear.

EXTENDED FITTED KITCHEN: 5'3 x 14'3: A extended modern 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, integrated microwave, tiling to part walls, tiling to floor, spotlight to ceiling radiator, wall mounted central heating boiler and door into;

UTILITY ROOM: 3'9 x 20'8: A great additional space with space and plumbing for washing machine, space for tumble dryer and other white goods, double glazed windows and double glazed doors to front and rear.

LANDING: 2'4 x 6'7: Double glazed opaque window to side doors into;

BEDROOM ONE: 9'9 x 13'1 (bay): A great size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 9'9 max, 8'7 (wardrobe) x 12'4 (bay): A further good size double bedroom with built in wardrobe system, double glazed bay window to rear and radiator.

BEDROOM THREE: 5'5 x 6'4: A final single bedroom with double glazed window to front and radiator.

BATHROOM: A fitted suite with panelled bath, shower over, wash hand basin, close couple W.C, tiling to walls, radiator and double glazed opaque 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.

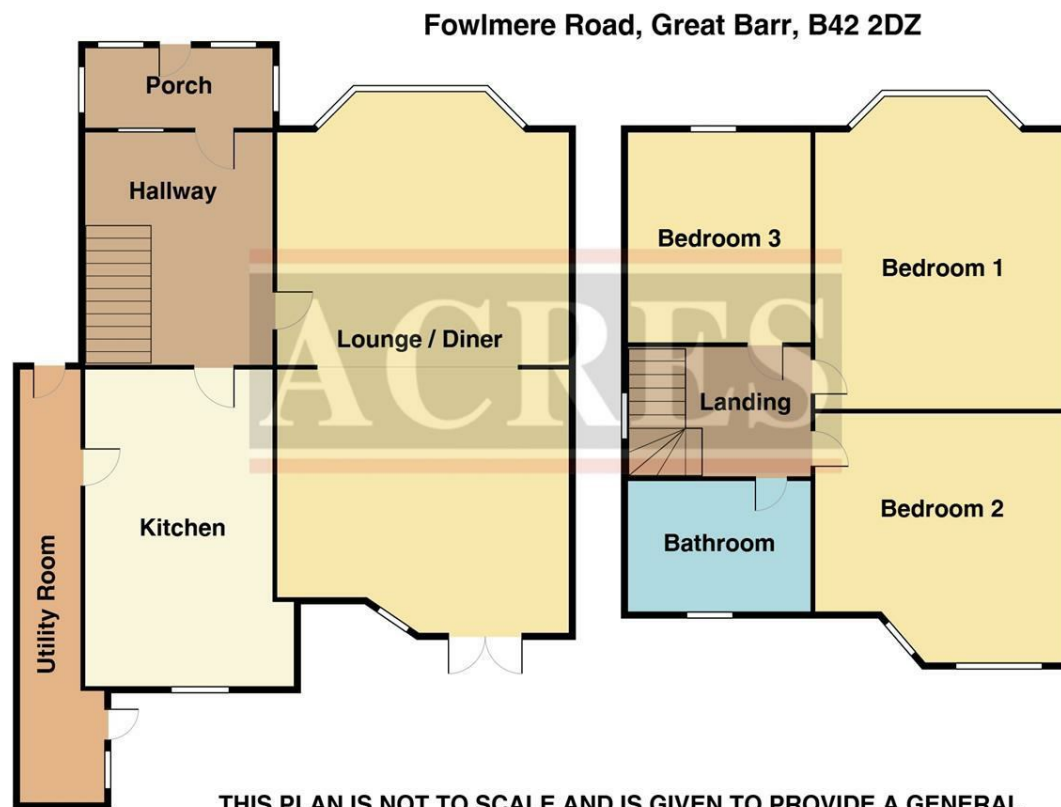
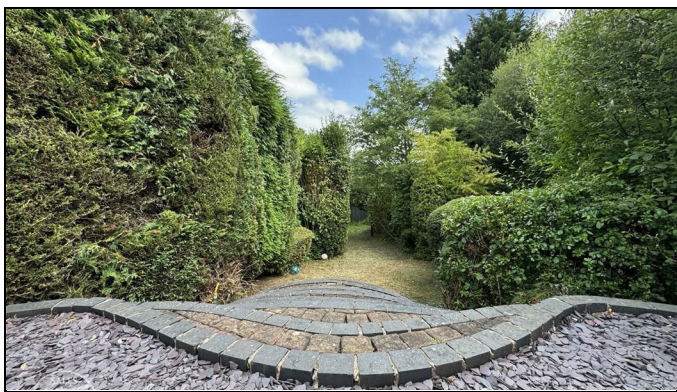


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : 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		88
(81-91) B		
(69-80) C		
(55-68) D	62	
(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.