

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- EXTENDED SEMI DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- EXTENDED SPACIOUS LIVING / DINING ROOM
- EXTENDED FITTED KITCHEN
- FITTED FAMILY SHOWER ROOM
- LOFT AREA / STORE SPACE
- OFF ROAD PARKING TO FRONT AND REAR GARAGE
- WELL MANICURED REAR GARDEN
- QUITE CUL-DE-SAC LOCATION
- NO UPWARD CHAIN



**BROOMHILL CLOSE, GREAT BARR, B43 5BT - OFFERS AROUND £285,000**

Situated within a quiet cul-de-sac in the heart of Great Barr, this spacious and extended semi-detached bungalow enjoys a highly sought-after location with excellent access to local shops, public transport links and well-regarded schools. Offered with no upward chain, this superb home is ideal for those looking to downsize while still enjoying generous living accommodation. The property is approached via a large driveway providing ample off-road parking, with the added benefit of a single garage to the rear. Internally, a welcoming entrance hallway leads through to a beautifully extended open-plan living and dining room, creating a bright and versatile space perfect for both everyday living and entertaining. An extended fitted kitchen offers an excellent range of storage and workspace, complementing the practical layout. There are two well-proportioned double bedrooms and a fitted family shower room, all thoughtfully arranged to provide comfortable single-level living. Outside, the property boasts a well-maintained rear garden featuring a paved patio area leading onto a neatly kept lawn, offering a peaceful setting to relax or entertain. Combining spacious accommodation, a desirable location and the convenience of single-storey living, this wonderful bungalow presents an excellent opportunity for downsizers or those seeking a home with no upward chain. Early viewing is highly recommended. **NO UPWARD CHAIN - HURRY BEFORE YOU'RE TOO LATE!**

Accessed from the fore via brick block driveway offering off road parking leading to double glazed entrance door along with shared side access leading to garage front and door into;

**HALLWAY:** 3'8 x 11'2: A light and airy entrance with radiator and doors into;

**EXTENDED LOUNGE/DINER:** 12'9 max, 11'7 min x 20'7: A great size extended living and dining space with fire surround and fire, radiator and double glazed window to rear along with door leading into;

**EXTENDED FITTED KITCHEN:** 7'9 x 18'3: A extended spacious fitted kitchen with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to side, space for freestanding cooker, tiling to splashback, tiling to floor, space and plumbing for washing machine, space for fridge freezer, radiator and double glazed door to rear.

**BEDROOM ONE:** 11'10 x 11'7 max, 9'7 (wardrobe): A great size double bedroom with built in wardrobe system, double glazed window to front and radiator.

**BEDROOM TWO:** 9'9 max, 8'7 (wardrobe) x 10'3: A further good size double bedroom with built in wardrobe system, double glazed window to front and radiator.

**SHOWER ROOM:** 4'7 x 7'8: A fitted suite with walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C, tiling to part walls, ladder style radiator and double glazed opaque window to side.

**LOFT AREA:** A great additional store space.

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

**GARAGE:** Having up and over door, light and power. (Please check the suitability of this garage for your own vehicle)



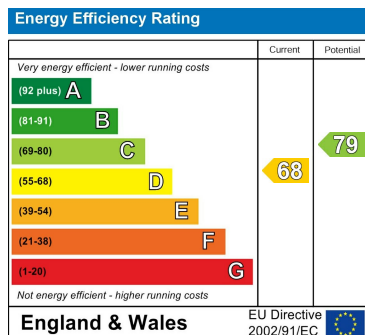




**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND :** C                      **COUNCIL :** Sandwell

**VIEWING:** Highly recommended via Acres on 0121 358 6222



Broomhill Close, Great Barr, B43 5BT



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.