

ACRES

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DRAFT

- EXTENDED SEMI DETACHED FAMILY HOME
- THREE SPACIOUS BEDROOMS
- THROUGH LIVING ROOM
- EXTENDED DINING ROOM
- EXTENDED FITTED KITCHEN
- ADDITIONAL STORE ROOM / PANTRY
- SPACIOUS FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- FANTASTIC SIZED REAR GARDEN
- IDEAL FIRST TIME BUY



STANTON ROAD, GREAT BARR, B43 5HL - OFFERS IN EXCESS OF £270,000

Discover this extended and well-presented three-bedroom semi-detached family home, ideally situated in the heart of Great Barr with excellent access to local shops, public transport links, and nearby schooling. The property features a convenient driveway providing off-road parking, with steps leading up to an enclosed porch that opens directly into a bright and spacious through living room. This flows seamlessly into an extended dining room and continues round into a further extended fitted kitchen, complete with a generously sized storeroom and access to a practical side passageway. To the first floor are two well-proportioned double bedrooms, a third good-sized single bedroom, a spacious family bathroom, and the added benefit of an additional separate guest W.C.. Externally, the home boasts a fantastic rear garden, offering a patio area to the fore with steps leading up to a beautifully maintained lawn—perfect for relaxing or entertaining. With its extended layout, great location, and thoughtful design, this property is an ideal opportunity for first-time buyers. **HURRY BEFORE YOU'RE TOO LATE!**

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

PORCH: 11'7 x 2'0: Having double glazed windows and internal door into;

THROUGH LIVING ROOM: 12'2 max, 9'3 min x 21'9: A great size living space with fire surround, radiator, stairs to first floor and open plan access leading into;

EXTENDED DINING AREA: 12'9 x 9'1: A good size extended dining space with radiator, double glazed windows, double glazed double doors to rear and door into;

EXTENDED FITTED KITCHEN: 6'8 x 19'9: A extended fitted kitchen 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 with extractor hood over, tiling to splashback, tiling to floor, space and plumbing for washing machine and dishwasher, space for tumble dryer, space for space for fridge freezer, radiator and door into;

STORE ROOM: 6'9 x 7'8: A great additional storage space with double glazed window to front and ceiling light.

SIDE PASSAGEWAY: 2'6 x 19'4: Access to front and rear.

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

BEDROOM ONE: 12'2 x 9'8: A great size double bedroom with double glazed window to rear and radiator.

BEDROOM TWO: 9'1 x 11'8: A further good size double bedroom with double glazed window to front, built in storage cupboard and radiator.

BEDROOM THREE: 6'7 x 8'8: A final bedroom with double glazed window to front and radiator.

BATHROOM: 6'9 x 7'1: A fitted suite with panelled bath, separate walk in shower cubicle, wash hand basin, close couple W.C., tiling to part walls, radiator and double glazed opaque stained glass window to rear.

SEPARATE W.C.: 3'3 x 4'3: Fitted with additional close couple W.C, wash hand basin and double glazed opaque stained glass window.

REAR GARDEN: A good size garden with brick block patio area, steps up to 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: C

VIEWING: Recommended via Acres on 0121 358 6222.

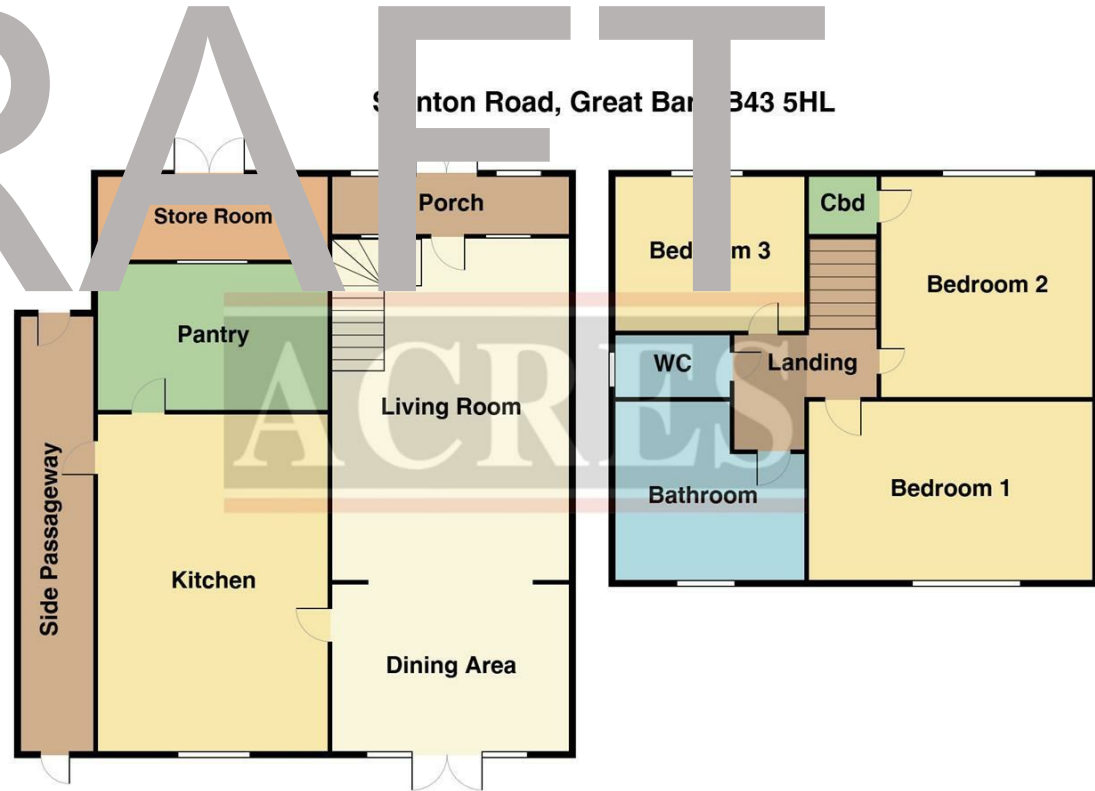
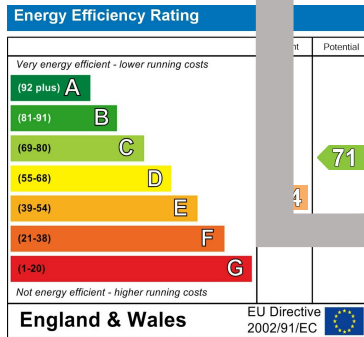


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COUNCIL TAX BAND: C **COUNCIL:** Sandwell

VIEWING: Highly recommended via Acres on 0121 358 6222



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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPs and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.

