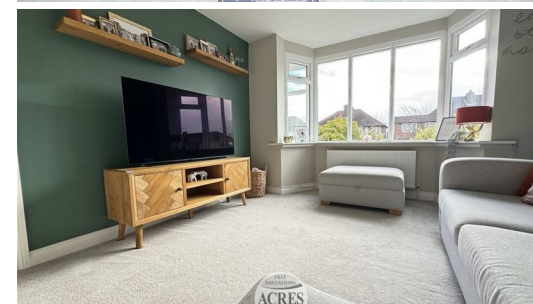


ACRES

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- EXTENDED SEMI DETACHED FAMILY HOME
- THREE SPACIOUS BEDROOMS
- WELL PRESENTED LIVING ROOM TO FRONT
- EXTENDED OPEN PLAN KITCHEN / DINER / SITTING AREA
- DOWNSTAIRS GUEST W.C.
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING & SIDE GARAGE
- LARGE REAR GARDEN
- HIGH SPEC THROUGHOUT
- SOUGHT AFTER LOCATION



SCOTT ROAD, GREAT BARR, B43 6JT - OFFERS AROUND £350,000

Introducing this beautifully presented three-bedroom extended family home set on the highly sought-after White Crest Estate in the heart of Great Bar. Perfectly positioned with convenient access to local shops, excellent public transport links, and outstanding nearby schooling, this property offers superb family living in an enviable location. To the front, a large driveway provides ample parking and leads to a side single garage, offering excellent potential for future conversion (subject to planning). An enclosed porch opens into a light and airy hallway, giving access to a spacious and well-appointed front reception room. To the rear sits a truly impressive extended, high-quality modern fitted kitchen, thoughtfully designed as an open-plan dining and seating area—the perfect family and entertaining space. Additional features include a separate utility room and a convenient downstairs guest W.C.. The first floor comprises a welcoming landing leading to two double bedrooms, a well-proportioned single bedroom, and a modern family bathroom. Externally, the property boasts a large rear garden with a generous patio area ideal for outdoor dining, leading down to a well-maintained lawn. Finished to an exceptional standard throughout, this wonderful family home is ready for immediate enjoyment and must be viewed to be fully appreciated. **HURRY BEFORE YOU'RE TOO LATE!**

Accessed from the fore via brick block driveway offering off road parking for multiple cars along with access to single garage front, steps leading up to double glazed entrance door, into;

PORCH: 8'4 x 1'6: Double glazed windows and internal door into;

HALLWAY: 5'4 max, 2'5 min x 11'7: A light and airy entrance with stairs to first floor, radiator and understairs storage cupboard.

LIVING ROOM: 11'3 x 13'5 (bay) 10'9 min: A great size living area with radiator and double glazed bay window to front.

EXTENDED FITTED KITCHEN/DINER: 22'2 max, 13'2 min x 18'6 max, 7'7 min: A stunning extended open plan fitted kitchen / diner / sitting room with drawer base and eye level units, work surfaces, sink and drainer set into a central island, cooker with gas hob with extractor hood over, tiling to splashback, radiator, spot lights to ceiling and double glazed bi fold doors to rear, dining area with further seating area and door leading into side garage and;

UTILITY AREA: 7'7 x 2'4: Space and plumbing for washing machine and space for tumble dryer and housing gas central heating boiler.

GUEST W.C: 3'1 x 4'6: Fitted with close couple W.C and wash hand basin.

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

BEDROOM ONE: 10'8 x 13'6 (bay) 10'9 min: A great size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 11'3 max, 10'1 min x 10'8: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 6'2 x 7'2: A final bedroom with double glazed window to front and radiator.

BATHROOM: 5'1 x 6'6: A modern fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, close couple W.C., tiling to walls, chrome ladder style 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.

GARAGE: 7'6 x 17'1: With up and over door to front and door to rear leading into garden along with ceiling light and power points. (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.



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

VIEWING: Highly recommended via Acres on 0121 358 6222

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	79
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.