

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- DETACHED FAMILY HOME
- THREE BEDROOMS
- TWO SPACIOUS RECEPTION ROOMS
- FITTED KITCHEN
- SEPARATE UTILITY ROOM
- DOWNSTAIRS GUEST W.C.
- MODERN FAMILY BATHROOM
- LARGE REAR GARDEN
- FANTASTIC OUTHOUSE TO FAR REAR
- OFF ROAD PARKING TO FRONT



WARREN HILL ROAD, BIRMINGHAM, B44 8HA - OFFERS OVER £320,000

A spacious and well-presented detached family home, ideally situated in the heart of Great Barr, offering excellent access to local shops, public transport links and a range of well-regarded schools nearby. The property benefits from a spacious driveway providing ample off-road parking, with steps leading up to an enclosed porch and through into a light and airy hallway. The ground floor offers two separate reception rooms, comprising a well-presented front reception room and a further spacious rear reception room, along with a fitted kitchen, separate utility room and convenient guest W.C. To the first floor is a spacious landing providing access to two generous double bedrooms, a good-sized third bedroom and a modern family bathroom. To the rear is a low-maintenance garden, featuring a paved patio area leading onto a lawn, with a fantastic-sized outhouse positioned to the far rear, offering an excellent additional space for a variety of uses. The property offers a great standard of living throughout, while also providing further scope for a rear extension, subject to the necessary planning permissions. An ideal home for first-time buyers or growing families seeking a spacious detached property in a popular Great Barr location. HURRY BEFORE YOU'RE TOO LATE!

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

PORCH: 6'7 x 2'9: Having double glazed windows and internal door into;

HALLWAY: 5'9 max, 3'1 min x 13'9: A light and airy entrance with stairs to first floor, radiator and doors into;

FRONT RECEPTION ROOM: 11'9 max, 11'1 min x 13'9 (bay): A great size living space with fire surround and fire, radiator and double glazed bay window to front.

REAR RECEPTION ROOM: 9'7 max, 9'1 min x 11'4: A further good sized living / dining room with radiator and double glazed double doors to rear.

FITTED KITCHEN: 7'8 x 7'7: A fitted kitchen with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, space for freestanding cooker with extractor hood over, tiling to splashback, tiling to floor, radiator and door into;

UTILITY ROOM: 8'1 x 17'5: A great additional space having space and plumbing for washing machine, space for tumble dryer, space for fridge freezer, door access to front and rear and door into;

GUEST W.C: 4'7 x 3'6: Fitted with close couple W.C, wash hand basin, tiling to walls and double glazed opaque window.

LANDING: Double glazed opaque window to side and doors into;

BEDROOM ONE: 10'9 max, 9'0 (wardrobe) x 13'9 (bay): A great size double bedroom with built in wardrobe system, double glazed bay window to front and radiator.

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

BEDROOM THREE: 6'9 x 8'2: A final single bedroom with double glazed window to front, built in wardrobes and radiator.

BATHROOM: 5'9 x 7'6: A fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, close couple W.C, tiling to walls, tiling to floor, 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.

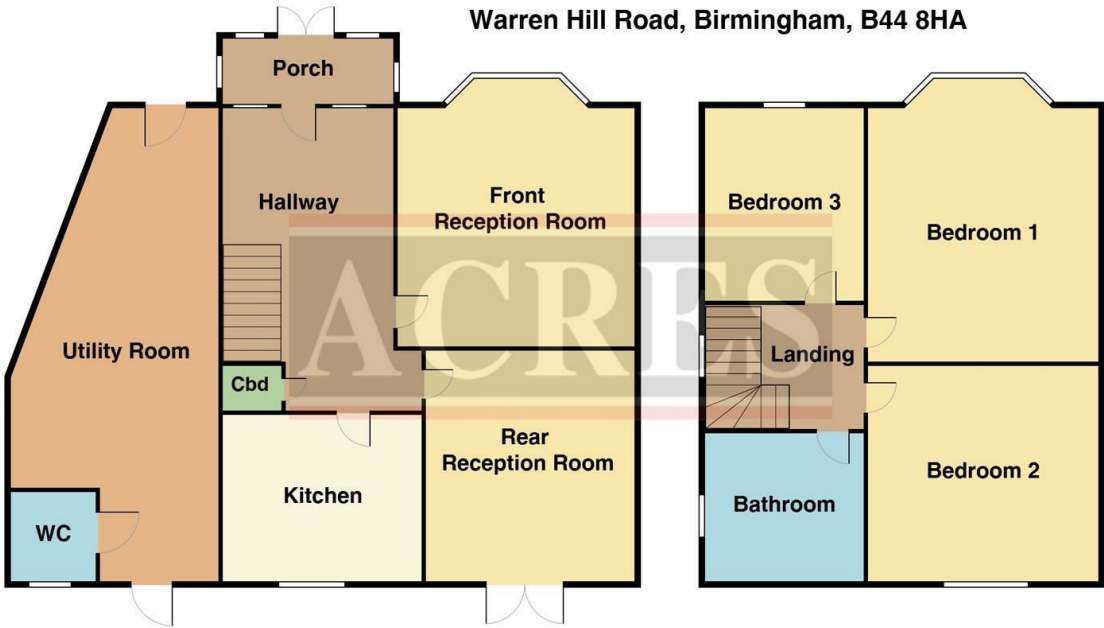
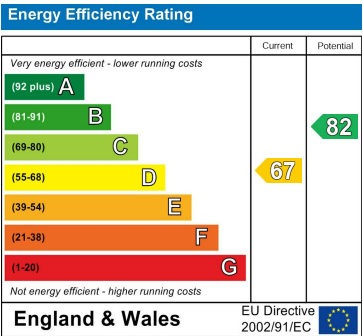
OUTHOUSE: A fantastic addition for ones own use with light and power, spotlights to ceiling and windows to front and side. (Please check the suitability of this garage for your own vehicle)



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 : D **COUNCIL :** Birmingham

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 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.

