

# ACRES

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- EXTENDED SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- SPACIOUS LIVING ROOM
- EXTENDED OPEN PLAN KITCHEN / DINER
- FAMILY SHOWER ROOM
- SEPARATE W.C.
- EXCEPTIONALLY LARGE REAR GARDEN
- OFF ROAD PARKING & GARAGE
- FREEHOLD UPON COMPLETION
- NO UPWARD CHAIN



**ROUSDON GROVE, GREAT BARR, B43 5HN - OFFERS OVER £240,000**

**FREEHOLD UPON COMPLETION!** Acres are pleased to offer for sale this wonderful extended semi-detached property on a very desirable cul-de-sac location that is ideally located close to amenities and local schooling. Benefiting from double glazing and electric heating (Both were specified). The interiors include spacious hallway with double door into well presented spacious through family lounge leading into extended fitted kitchen / diner with a comprehensive range of units opening into rear patio. To the first floor are three great sized bedrooms and a family shower room with separate W.C.. The property offers plenty of potential in every aspect! Outside is a driveway offering off-road parking along with access to garage front. To the rear is a tremendous sized well manicured garden with patio area to fore and large tiered lawn with further patio to far rear! **NO UPWARD CHAIN – IDEAL FIRST TIME BUY! FREEHOLD UPON COMPLETION!**

**HALLWAY:** 9'3 x 6'4: Stairs to first floor, radiator, double glazed window and doors into;

**LIVING ROOM:** 12'5 max, 10'4 min x 15'3: A great size living area with fire, radiator, double glazed window and door to rear.

**EXTENDED FITTED KITCHEN:** 15'9 x 9'8 max, 8'3 min: Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, cooker with electric hob, tiling to splashback, space and plumbing for washing machine, space for fridge and freezer, radiator and double glazed door to rear.

**LANDING:** 5'5 x 2'6: Doors into;

**BEDROOM ONE:** 12'2 max, 11'9 min x 12'7: A great size double bedroom with double glazed window to front and radiator.

**BEDROOM TWO:** 9'5 max, 7'1 min x 12'7: A further good size double bedroom with double glazed window to rear and radiator.

**BEDROOM THREE:** 6'9 x 7'1: Double glazed window to front and radiator.

**BATHROOM:** 6'9 x 7'1: Having walk in shower cubicle, wash hand basin, tiling to part walls, radiator and double glazed opaque window to rear.

**SEPARATE W.C:** Close couple W.C and double glazed window to side.

**GARAGE:** 7'1 x 14'9:

**REAR GARDEN:** A good size garden with paved patio area and lawn 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

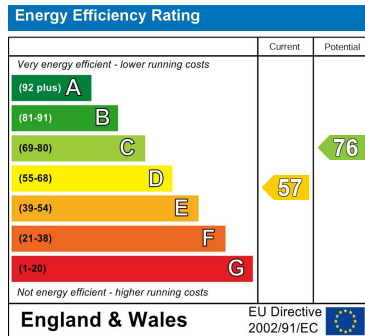
**VIEWING:** Recommended via Acres on 0121 358 6222.



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



17 Rousdon Grove, Great Barr, B43 5HN



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.