

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
☎ 0121 358 6222 ✉ greatbarr@acres.co.uk @ www.acres.co.uk



- EXTENDED SEMI DETACHED FAMILY HOME
- THREE SPACIOUS BEDROOMS
- WELL PRESENTED THROUGH LOUNGE / DINER
- EXTENDED OPEN PLAN KITCHEN / DINER
- FITTED FAMILY SHOWER ROOM
- WELL MANICURED REAR GARDEN
- SINGLE GARAGE TO REAR
- POTENTIAL OFF ROAD PARKING TO FRONT
- EXTREMELY SOUGHT AFTER LOCATION
- IDEAL FIRST TIME BUY / FAMILY HOME



**DORRINGTON ROAD, GREAT BARR, B42 1QS - OFFERS OVER £260,000**

Set in the heart of Great Barr, this extended three-bedroom semi-detached family home enjoys an enviable position with easy access to highly regarded and desirable primary schools, as well as fantastic shops and excellent public transport links—perfect for both families and commuters. The property benefits from on-road parking to the front, complemented by a single garage to the rear providing valuable off-road parking. A well-maintained fore garden with steps leads up to a large enclosed porch, offering a warm and sheltered welcome into the home. From here, a light and airy hallway sets the tone for the spacious accommodation throughout. The ground floor boasts a generous through open-plan living and dining room, ideal for family gatherings and everyday relaxation. Along with the extended open-plan kitchen and diner, offering a modern and sociable cooking and dining space with excellent natural light. To the first floor, a spacious landing leads to three well-proportioned bedrooms, all of good size, along with a fitted family bathroom serving the home. Externally, the rear garden is designed for low maintenance, featuring a patio area leading onto a neat lawn, with access at the far rear to the single garage. With its extended layout, excellent location, and well-balanced living spaces, this property is ideal for first-time buyers and growing families seeking a comfortable home in a highly sought-after part of Great Barr. HURRY BEFORE YOU'RE TOO LATE!

Accessed from the front via steps leading to double glazed entrance door, into;

PORCH: 6'3 x 5'7: Having double glazed windows and internal door into;

HALLWAY: 5'4 max, 2'7 min x 12'1: A light and airy entrance with stairs to first floor and door into;

THROUGH LOUNGE/DINER: 9'9 max, 8'7 min X 26'0: ( bay): A great size living space with fire surround and fire, radiator and double glazed bay window to front and double glazed double doors to rear.

EXTENDED FITTED KITCHEN/DINER: 9'3 max, 6'9 min x 20'1: 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 cooker, tiling to splashback, space and plumbing for washing machine, space for fridge freezer, radiator and door to rear.

LANDING: 2'7 x 6'5: Doors into;

BEDROOM ONE: 9'9 x 13'5 (bay): A great size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 9'9 x 12'2 (bay): A further good size double bedroom with double glazed bay window to rear and radiator.

BEDROOM THREE: 7'1 x 7'0: A final bedroom with double glazed window to rear and radiator.

BATHROOM: 5'4 x 6'1: A fitted suite with panelled bath, shower over, wash hand basin, close couple W.C, tiling to part walls, radiator and double glazed opaque window to front.

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

REAR GARAGE: (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: B.

VIEWING: Recommended via Acres on 0121 358 6222.



**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)

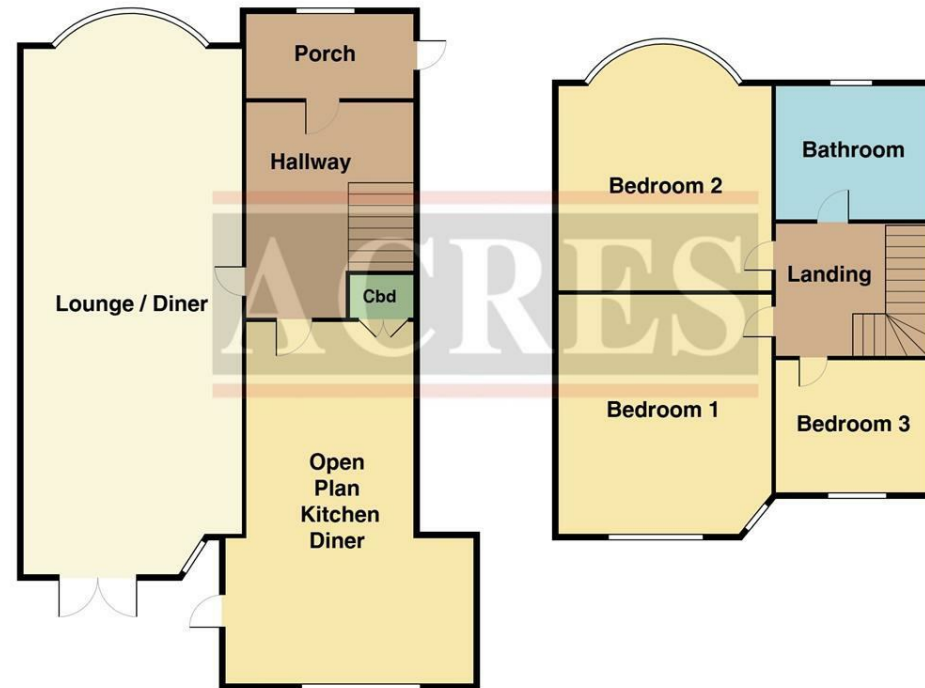
**COUNCIL TAX BAND :** B                      **COUNCIL :** Birmingham

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

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	74
(55-68) D	
(39-54) E	50
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC



Dorrington Road, Birmingham, B42 1QS



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.

