

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- EXTENDED SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- SPACIOUS FRONT RECEPTION ROOM
- EXTENDED OPEN PLAN MODERN FITTED KITCHEN / DINER
- MODERN GROUND FLOOR SHOWER ROOM
- LARGE GROUND FLOOR STORE ROOM
- MODERN FAMILY SHOWER ROOM TO FIRST FLOOR
- DOUBLE DRIVEWAY TO FRONT & SINGLE GARAGE TO REAR
- HIGH SPEC THROUGHOUT
- IDEAL FIRST TIME BUY



HEMBS CRESCENT, GREAT BARR, B43 5DG - OFFERS OVER £313,500

Discover this beautifully extended three-bedroom semi-detached family home, ideally positioned in the heart of Great Barr with highly regarded schooling, local shops and excellent public transport links all close by. The property welcomes you with a spacious block-paved double driveway and steps leading into a light and airy entrance hallway. Inside, the home offers a generous front reception room featuring access to a large walk-in storage area. To the rear, you will find a superb extended open-plan modern fitted kitchen and dining area, complemented by a convenient guest WC and downstairs shower room. The first floor hosts a bright and spacious landing area giving access to two well-proportioned double bedrooms, a third single bedroom, and a stunning contemporary family shower room. Externally, the property boasts a low-maintenance landscaped rear garden with multiple patio seating areas, ideal for entertaining, along with rear access to a single garage allowing further off road parking. Perfectly suited for families, this wonderful home is ready to move straight into and enjoy. **HURRY BEFORE YOU'RE TOO LATE!**

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

HALLWAY: 5'8 max, 3'1 min x 16'2: A light and airy entrance hall with stairs to first floor, radiator and doors into;

LIVING ROOM: 10'2 max, 9'10 min x 15'1 (bay): A great size living area with fire surround and fire, radiator, tiling to floor and double glazed bay window to front along with door into storage room.

EXTENDED OPEN PLAN KITCHEN/DINER: 16'2 max, 15'7 min x 16'5: A stunning and extended modern fitted kitchen / diner with 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, integrated dishwasher, tiling to splashback, tiling to floor, space and plumbing for washing machine and tumble dryer, space for fridge freezer, under floor gas central heating and double glazed double doors to rear along with dining area.

DOWNSTAIRS SHOWER ROOM: 2'5 x 7'1: A fantastic additional space, modern fitted suite with a walk in shower cubicle, wash hand basin, close couple W.C, tiling to floor and walls and double glazed window to side.

STORE ROOM: 4'4 x 9'3: Additional storage space perfect for ones own use.

LANDING: 2'7 x 7'3: Access into loft and doors into;

BEDROOM ONE: 10'3 max, 9'1 min x 15'1 (bay): A great size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 10'4 x 13'5: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 5'8 x 8'0: A final bedroom with double glazed window to front and radiator.

SHOWER ROOM: 5'7 x 9'6: A modern fitted suite with large walk in shower cubicle, wash hand basin, close couple W.C., bidet, tiling to floor and walls, chrome ladder style radiator and double glazed opaque window to rear.

REAR GARDEN: A well presented landscaped garden with paved patio area with mature plants, shrubs and trees along with fencing to borders with a range of seating areas and leading into rear single garage allowing further off road parking.

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 |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 72 | 81 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |



75 Hembs Crescent, Great Barr, B43 5DG



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.