ACRES

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



- FIRST FLOOR MAISONETTE
- TWO DOUBLE BEDROOMS
- SPACIOUS LIVING ROOM
- MODERN FITTED KITCHEN
- FITTED FAMILY BATHROOM
- OFF ROAD PARKING / SINGLE GARAGE
- FANTASTIC PRIVATE REAR GARDEN
- OUTHOUSE FITTED WITH LIGHTING AND PLUG POINTS
- EXTENDED LEASE UPON COMPLITION
- NO UPWARD CHAIN





HILLCREST ROAD, GREAT BARR, B43 6LU - OFFERS OVER £140,000

A beautifully presented first-floor, two-double-bedroom maisonette set in a quiet cul-de-sac in the heart of Great Barr, offering fantastic access to local shops, public transport links and excellent schooling nearby. The property benefits from an extended lease and features a welcoming porch leading into the entrance hallway with stairs rising to the first floor. Upstairs, the accommodation comprises two well-proportioned double bedrooms, a spacious living room flowing into a modern fitted kitchen, and a generous family bathroom. To the rear, the property boasts a superb private garden with a lawn and patio area, along with an additional private garden space complete with an outhouse, ideal for multi use hobby/office fitted with electricity, and plug points. A further outhouse is positioned at the far end of the garden (not included in the sale however open to negotiations if required.) Offered with no upward chain, this property presents a fantastic opportunity for first-time buyers or investors seeking a well-located, ready-to-move-into home. HURRY BEFORE YOU'RE TOO LATE!

Accessed from the fore via footpath leading to double glazed entrance door, into;

PORCH: 2'9 x 8'5: A large enclosed porch having double glazed windows, cloakroom store space and internal door into;

HALLWAY: 3'2 x 10'8: A light and airy hallway with double glazed window and doors into;

LIVING ROOM: 15'1 max, 11'7 min x 13'9: A great size living area with fire surround and fire, electric heater/ radiator, Acoustic double glazed window to rear (Blocking out a huge amount of road noise, more effective at blocking external noise than standard glass) and door into storage cupboard along with door leading into;

FITTED KITCHEN: 6'9 x 8'7: A modern fitted kitchen with a range of modern drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, electric hob with extractor hood over, tiling to splashback, integrated fridge freezer, space and plumbing for washing machine.

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

BEDROOM TWO: 7'7 x 12'2: A further good size double bedroom with double glazed window to front, built in storage cupboard and radiator.

BATHROOM: 5'8 x 6'6: A spacious fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, close couple W.C., tiling to walls, electric heater ladder towel rail, and double glazed opaque window to side.

REAR GARDEN/OUTHOUSE/HOBBY OFFICE SPACE: A good size well maintained private garden with paved patio area and lawn with mature plants, shrubs and trees along with fencing to borders and further garden area to include further patio area and access into outhouse having light and power and steps down to further outhouse with lighting and power points.

GARAGE: Located within garage en bloc, up and over garage door to front allowing off road parking. (Please check the suitability of this garage for your own vehicle)

TENURE: We have been informed by the vendors that property is Leasehold. (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: A.

VIEWING: Recommended via Acres on 0121 358 6222.





















FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

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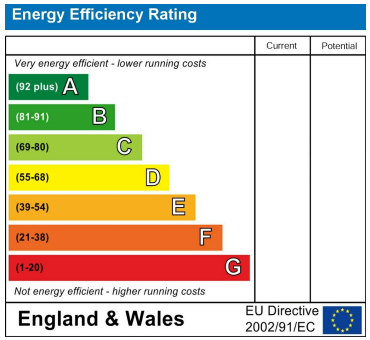
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : A COUNCIL : Sandwell

VIEWING: Highly recommended via Acres on 0121 358 6222





84 Hillcrest Road, Great Barr, B43 6LU



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.