

ACRES

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



- MID TERRACED FAMILY HOME
- THREE BEDROOMS
- SPACIOUS THROUGH LOUNGE / DINER
- FITTED KITCHEN
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- LOW MAINTIANCE REAR GARDEN
- IDEAL FIRST TIME BUY OR INVESTMENT
- PRIME LOCATION
- NO UPWARD CHAIN



CALSHOT ROAD, GREAT BARR, B42 2BY - OFFERS OVER £195,000

Acres are pleased to offer this mid terrace property beaming with potential along with offering great living space! Benefiting fantastic access to public transport and local schooling. Benefiting from double glazing and gas central heating (both where specified). The interiors include, enclosed porch, entrance hall, spacious through family lounge open plan with dining space and door into fitted kitchen. To the first floor are two double bedrooms and third single bedroom along with a modern family bathroom. Outside is a fore garden allowing off road parking and to the rear is a well manicured garden with patio to fore leading to large lawn with further patio and shed unit to far rear. **HURRY BEFORE YOU'RE TOO LATE – IDEAL FIRST TIME BUY – NO UPWARD CHAIN!**

Accessed via driveway allowing off road parking to front along with lawn and door leading into;

PORCH: 5'4 x 3'8: Double glazed door, double glazed door with door leading into;

HALLWAY: 3'10 x 4'9: Stairs to first floor, radiator, doors into;

THROUGH LOUNGE/DINER: 11'6 max, 8'9 min x 29'9: A great size through living / dining area with fire surround and fire, radiator, double glazed bay window to front and double glazed bay window to rear along with door leading into;

FITTED KITCHEN: 4'4 x 11'3: A modern fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, cooker with gas hob, tiling to splashback, space and plumbing for washing machine, space for fridge freezer, radiator and double glazed door to rear.

LANDING: 2'7 x 6'8: Access to loft and doors into;

BEDROOM ONE: 9'2 max, 8'4 min x 10'9: A great size double bedroom with double glazed window to rear and radiator.

BEDROOM TWO: 9'2 max, 8'4 min x 10'9: A further good size double bedroom with double glazed window to front and radiator.

BEDROOM THREE: 9'2 x 11'6 max, 7'9 min: A third and final spacious bedroom with two double glazed windows to rear and radiator.

BATHROOM: 5'3 x 6'7: A modern re-fitted suite with panelled bath, shower over, wash hand basin, close couple W.C., tiling to walls, radiator and double glazed opaque window to front.

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: B.

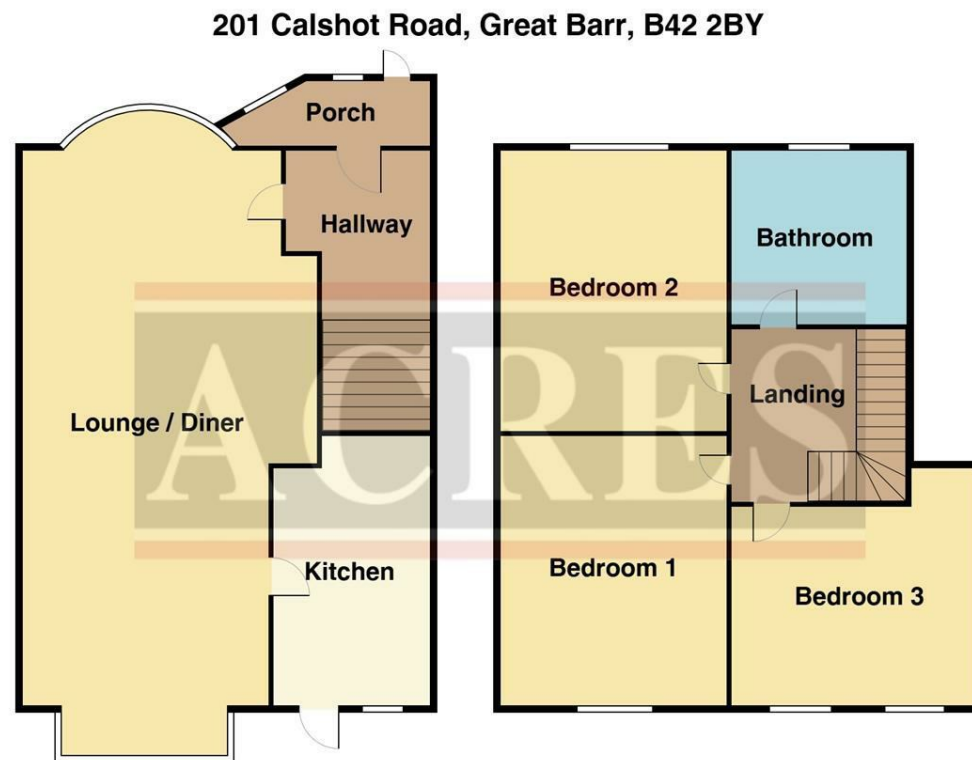
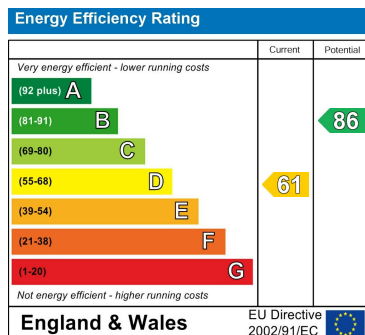
VIEWING: Recommended via Acres on 0121 358 6222.



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



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.