

ACRES

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DRAFT

- EXTENDED DETACHED DORMA BUNGALOW
- FIVE DOUBLE BEDROOMS
- SPACIOUS THROUGH LOUNGE / DINER
- ADDITIONAL STUDY / PLAY ROOM
- MODERN OPEN PLAN FITTED KITCHEN / DINER
- TWO FAMILY SHOWER ROOMS
- LARGE DRIVEWAY AND SIDE GARAGE
- TREMENDOUS SIZED REAR GARDEN WITH outhouse
- SOUGHT AFTER LOCATION
- EXTREMELY SPACIOUS THROUGHOUT



PAGES LANE, GREAT BARR, B43 6LL - OFFERS AROUND £600,000

Set on the ever-popular Pages Lane in the heart of Great Barr, this substantial and beautifully extended detached dormer bungalow occupies a prime position, offering exceptional space for growing families. Ideally located within easy reach of local shops, excellent public transport links and motorway connections, this impressive home combines versatile accommodation with generous outdoor space. The property is approached via a large driveway providing ample off-road parking for multiple vehicles, along with access to a side garage. Internally, an enclosed porch opens into a spacious and welcoming hallway, leading through to a superb open-plan living and dining room, perfect for both everyday family life and entertaining. A separate study / playroom offers additional flexibility, while the modern open-plan kitchen and dining area creates the heart of the home. The ground floor further benefits from three generously sized double bedrooms and two contemporary shower rooms, making it ideal for multi-generational living or those seeking predominantly single-storey accommodation. To the first floor are two further well-proportioned bedrooms, complemented by a convenient Jack and Jill W.C. Externally, the property boasts a tremendous rear garden, featuring a spacious patio area leading onto a large lawn, with a brick-built outhouse positioned at the far end of the garden, complete with an additional W.C., offering excellent potential for a variety of uses. Offering an abundance of living space, flexible accommodation and fantastic scope throughout, this outstanding family home presents a rare opportunity to acquire a truly versatile property in one of Great Barr's most sought-after locations. **HURRY BEFORE YOU'RE TOO LATE!**

Accessed from the fore via large brick block driveway offering off road parking leading side garage front and double glazed entrance door, into;

PORCH: Double glazed windows and internal door into;

HALLWAY: 10'5 max, 6'6 min x 11'2: A light and airy entrance with stairs to first floor, radiator and doors into;

THROUGH LOUNGE/DINER: 13'4 x 27'6: A great size through living / dining space with fire surround and fire, radiator, double glazed window to rear and side and double glazed double doors to side along with doors leading into;

STUDY: 6'3 x 10'5: A good size office / study space with radiator and door into;

KITCHEN/DINER: 14'1 max, 8'3 min x 17'4: A modern open plan fitted kitchen / diner with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, gas hob with extractor hood over, tiling to splashback, tiling to floor, space and plumbing for washing machine, space for fridge freezer, radiator and door into;

SHOWER ROOM: 3'1 x 5'3: A modern fitted suite with walk in shower cubicle, close couple W.C, wash hand basin set into vanity unit, chrome ladder style radiator and tiling to floor and walls.

BEDROOM ONE: 14'6 x 12'5 (wardrobe): A great size double bedroom with built in wardrobe system, double glazed bay window to front and radiator.

BEDROOM TWO: 13'2 x 11'2 (bay) 10'9 min: A further good size double bedroom with built in wardrobes double glazed bay window to front and radiator.

BEDROOM THREE: 9'7 x 13'8 max, 11'9 (wardrobe): A third double bedroom with built in wardrobe system, double glazed window to side and radiator.

BATHROOM: 4'8 x 10'4: A fitted suite with walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C, tiling to walls, tiling to floor, chrome ladder style radiator and double glazed opaque window to rear.

LANDING: 2'4 x 6'1: Doors into:

BEDROOM FOUR: 11'4 (wardrobe) x 14'6: A fourth double bedroom with built in wardrobe system, radiator and double glazed window to rear.

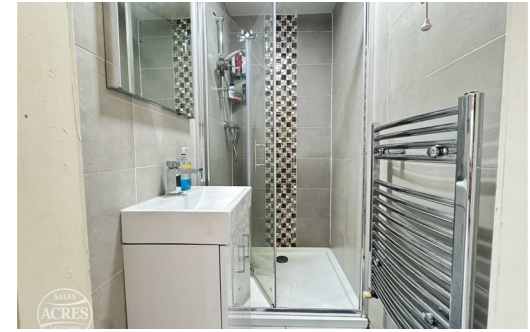
BEDROOM FIVE: 9'8 x 14'5: A final spacious double bedroom with further built in wardrobes radiator and double glazed window to rear.

W.C: 4'3 x 4'1: Fitted with close couple W.C, wash hand basin set into vanity unit and tiling to floor and walls.

REAR GARDEN: A tremendous sized garden with paved patio area and lawn with mature plants, shrubs and trees along with fencing to borders along with access into;

OUTHOUSE: 21'7 x 12'3: A great addition ideal for storage or ones own use with ceiling light, power points and a further W.C.

GARAGE: Having up and over door, ceiling light and power points. (Please check the suitability of this garage for your own vehicle)

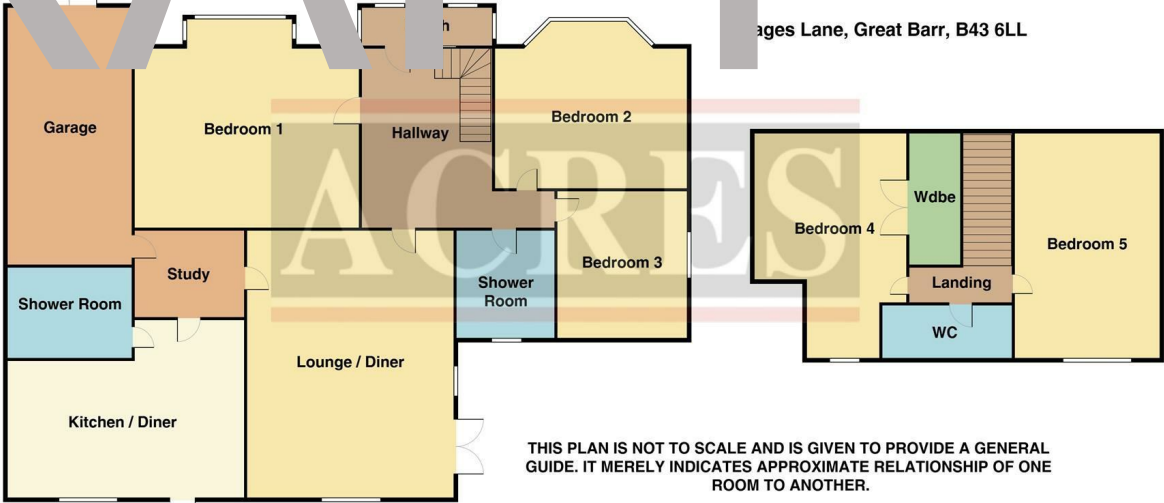


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: D COUNCIL: Sandwell

VIEWING: Highly recommended via Acres on 0121 358 6222

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



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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.