

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- EXTENDED & REFURBISHED DETACHED BUNGALOW
- THREE / FOUR DOUBLE BEDROOMS
- EXTENDED OPEN PLAN KITCHEN / DINER / LIVING SPACE
- SEPARATE UTILITY ROOM
- MODERN FAMILY SHOWER ROOM
- MODERN EN SUITE SHOWER ROOM
- LARGE DRIVEWAY & INTERNAL GARAGE
- LOW MAINTIANCE REAR GARDEN
- QUITE CUL-DE-SAC LOCATION
- NO UPWARD CHAIN



ARLEN DRIVE, GREAT BARR, B43 6RA - OFFERS AROUND £475,000

This is a spacious, high-specification and recently refurbished and extended detached bungalow, set within a quiet cul-de-sac location in the heart of Great Barr, offering excellent access to local shops, public transport links and schooling nearby. The property benefits from a fantastic-sized driveway, providing ample off-road parking for multiple vehicles, together with a useful carport and internal garage. Internally, the property opens into a light and airy welcoming hallway, leading into an impressive open-plan fitted kitchen, dining and living area, creating a fantastic space for both entertaining and family living. The accommodation further benefits from three spacious double bedrooms, along with either a fourth additional bedroom or a further versatile reception room, which could be utilised as a sitting room or additional living space. The property also offers a separate utility room, a modern family shower room and a contemporary en-suite shower room to the master bedroom. Having been recently refurbished and extended, the property has been finished to a lovely standard throughout. To the rear is a low-maintenance garden, featuring a patio area leading onto a lawned section. Offered with no upward chain, this fantastic detached bungalow provides spacious and versatile accommodation throughout and is ideally suited to first-time buyers and growing families alike. **HURRY BEFORE YOU'RE TOO LATE - NO UPWARD CHAIN!**

Accessed from the fore via large paved driveway offering ample off road parking leading to double glazed entrance door, into;

HALLWAY: 6'8 x 12'5: A light and airy entrance with radiator, leading into;

LOUNGE, DINER, KITCHEN: 24'7 max, 19'9 min x 20'4: A great size open plan living, dining and kitchen space radiators, tiling to floor, spotlights to ceiling and double glazed double doors to rear, kitchen area is fitted with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated double oven with extractor hood over, gas hob, tiling to splashback, space and plumbing for dishwasher, space for fridge freezer and door into;

UTILITY ROOM: 5'4 x 11'3: Fitted with base units, sink and drainer under double glazed window, space and plumbing for washing machine, space for tumble dryer, tiling to floor, spotlights to ceiling, wall mounted central heating boiler, radiator and double glazed door to rear and door into garage.

BEDROOM ONE: 12'2 max x 11'5 max, 9'5 (wardrobe): A great size double bedroom with built in wardrobe system, double glazed window to rear and radiator and door into;

ENSUITE: 3'4 x 7'8: A modern fitted suite with walk in shower cubicle, close couple W.C, wash hand basin set into vanity unit, tiling to walls and floor, spotlight to ceiling and double glazed opaque window.

BEDROOM TWO: 12'4 x 10'0 (wardrobe) x 10'8: A further good size double bedroom with built in wardrobe system, double glazed window to side and radiator.

BEDROOM THREE: 11'1 max, 9'1 (wardrobe) x 8'8: A final double bedroom with built in wardrobe system double glazed window to front and radiator.

BEDROOM FOUR/ADDITIONAL LOUNGE: 12'6 x 11'8: An additional bedroom or living room with double glazed double glazed window to front and radiator.

SHOWER ROOM: 3'5 x 8'7: A modern fitted suite with walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C, tiling to walls, tiling to floor, radiator and double glazed opaque window to front.

REAR GARDEN: A good size garden with paved patio area and steps down to lawn with along with fencing to borders.

GARAGE: 12'9 x 18'8: Having roller shutter door, light and power, window to side and door into utility room. (Please check the suitability of this garage for your own vehicle)

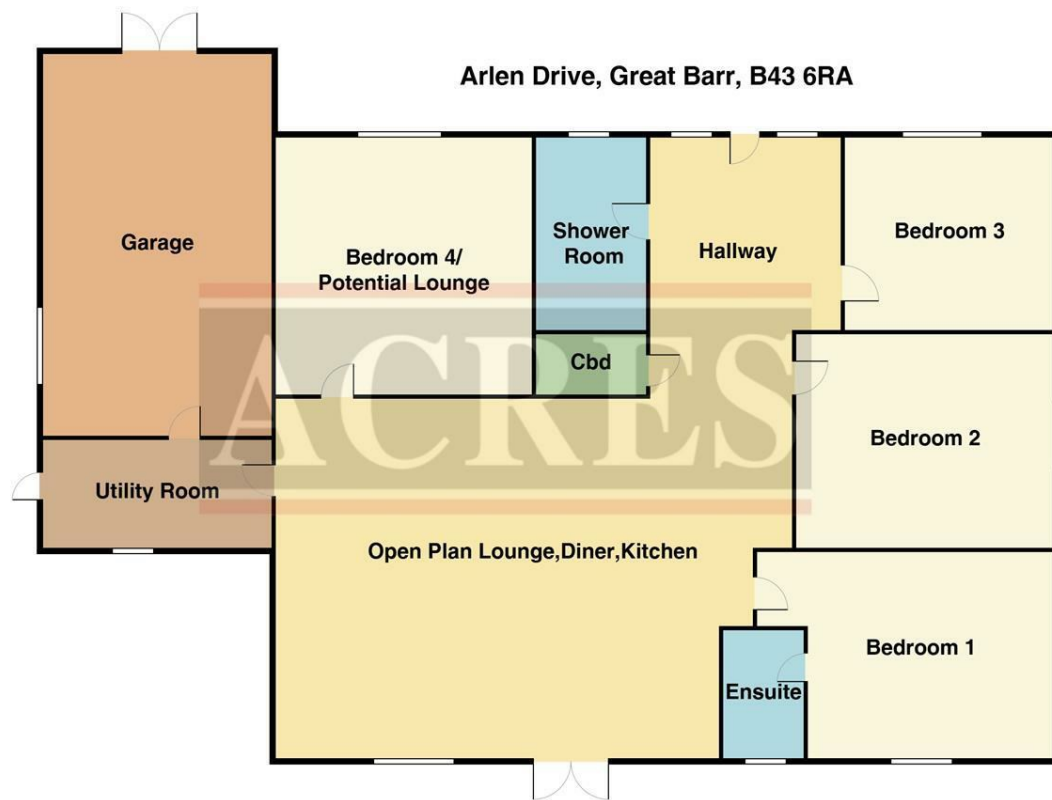


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : E **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		85
(81-91) B		
(69-80) C		
(55-68) D	65	
(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 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.