

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- DETACHED BUNGALOW
- THREE SPACIOUS BEDROOMS
- LARGE OPEN PLAN LOUNGE / DINER
- SPACIOUS CONSERVATORY
- MODERN FITTED KITCHEN
- MODERN FAMILY SHOWER ROOM
- WELL PRESENTED REAR GARDEN
- OFF ROAD PARKING TO FRONT
- QUITE CUL-DE-SAC LOCATION
- HIGH SPEC THROUGHOUT & NO UPWARD CHAIN



NEWTON CLOSE, GREAT BARR, B43 6DJ - OFFERS AROUND £440,000

Situated within a quiet and highly sought-after cul-de-sac on the ever-popular Pear Tree Estate in Great Barr, this beautifully presented detached bungalow offers spacious, versatile accommodation finished to a high specification throughout. Offered with no upward chain, this turn key-ready home presents an excellent opportunity for downsizers, families, or purchasers seeking single-storey living in a peaceful residential setting. Set back from the road behind a generous driveway and attractive lawned frontage, the property enjoys excellent kerb appeal and ample off-road parking. An enclosed porch provides access into a welcoming hallway, which leads through to the heart of the home – a spacious open-plan living and dining room. This superb reception space is flooded with natural light and offers ample room for both relaxation and entertaining, with double doors opening into a generous conservatory that enjoys pleasant views over the rear garden. The property further benefits from a modern, high-specification fitted kitchen, integrated appliances, and ample worktop space, creating a stylish and practical environment for everyday living. There are three well-proportioned double bedrooms, all presented to an excellent standard, providing flexible accommodation for families, guests, or those requiring a home office. A contemporary family shower room, finished with modern fittings and quality fixtures, completes the internal accommodation. Externally, the rear garden offers a wonderful outdoor space, featuring a paved patio area ideal for entertaining and al fresco dining, alongside a generous lawn providing plenty of room for relaxation and gardening enthusiasts alike. Finished to an exceptional standard throughout and requiring little to no work, this outstanding detached bungalow combines spacious accommodation, modern living, and a prime Great Barr location. **HURRY BEFORE YOU'RE TOO LATE - NO UPWARD CHAIN!**

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

PORCH: 5'1 x 7'6: Having double glazed windows and internal door into;

HALLWAY: 7'7 x 9'3: A light and airy entrance hallway with radiator and doors into;

LIVING/DINING ROOM: 17' 6 max, 16'9 min x 14'8 max, 12'9 min: A great size living / dining space with fire surround and fire, spotlights to ceiling, radiator and two double glazed windows to front.

FITTED KITCHEN: 11'7 x 11'7: A modern fitted kitchen with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated double oven, gas hob with extractor hood over, tiling to splashback, tiling to floor, spotlights to ceiling, space and plumbing for washing machine and dishwasher, space for fridge freezer, radiator and door into;

CONSERVATORY: 18'7 max, 15'4 min x 9'5: Having double glazed windows, tiling to floor and double glazed double doors to rear garden along with storage cupboard and access into bedroom three.

BEDROOM ONE: 11'7 x 11'7: A great size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM TWO: 11'3 x 9'8: A further good size double bedroom with built in wardrobe system, double glazed window to front and radiator.

BEDROOM THREE: 7'8 x 15'1: A final bedroom with double glazed window to front and side and radiator.

SHOWER ROOM: 8'1 x 6'8: 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, spotlights to ceiling, radiator and double glazed opaque window to side.

REAR GARDEN: A good size garden with paved patio area and lawn with mature plants, shrubs and trees along 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: E.

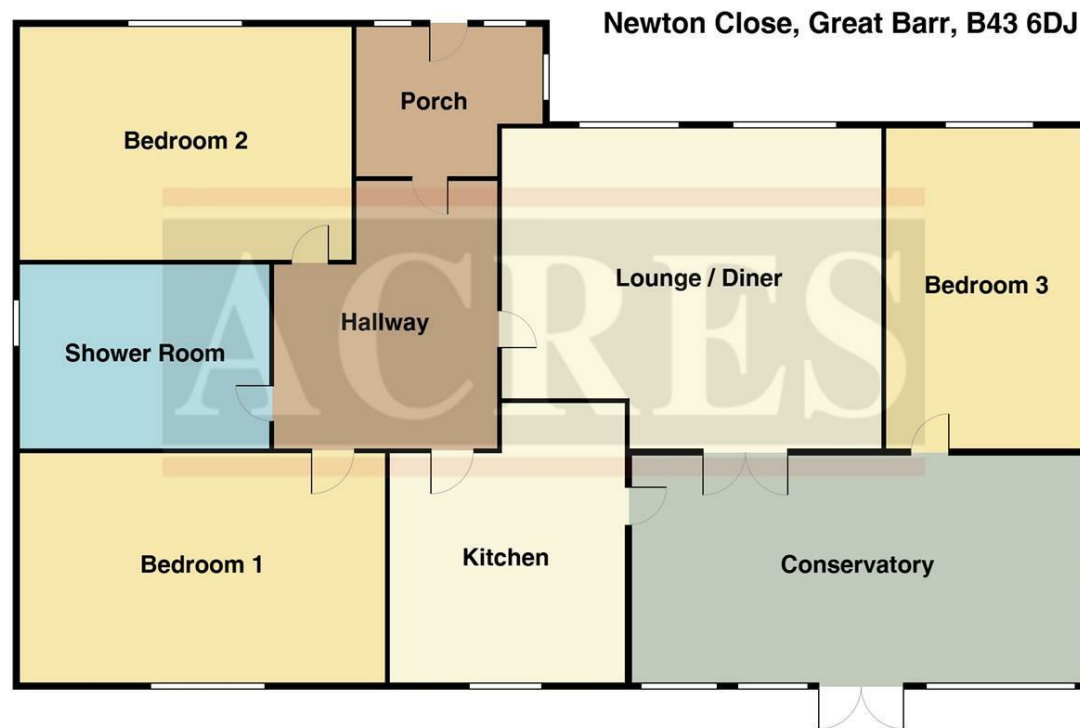


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COUNCIL TAX BAND : E **COUNCIL :** Sandwell

VIEWING: Highly recommended via Acres on 0121 358 6222

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	76
England & Wales		
	EU Directive 2002/91/EC	



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.