

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- EXTENDED SEMI DETACHED FAMILY HOME
- THREE SPACIOUS BEDROOMS
- EXTENDED LIVING AREA
- SPACIOUS CONSERVATORY
- MODERN OPEN PLAN KITCHEN / DINER
- MODERN FAMILY SHOWER ROOM
- OFF ROAD PARKING TO FRONT
- LOW MAINTINANCE REAR GARDEN
- QUITE CUL-DE-SAC POSITION
- IDEAL FIRST TIME BUY



NEWTON GARDENS, GREAT BARR, B43 5DX - OFFERS AROUND £290,000

A fantastic opportunity to purchase this spacious and extended three-bedroom semi-detached family home, ideally positioned within a quiet cul-de-sac in the heart of Great Barr. The property benefits from a large driveway providing ample off-road parking, leading to an enclosed porch and welcoming hallway. The ground floor offers a modern open-plan kitchen and diner to the front, together with a spacious extended living room to the rear, featuring double doors opening into a conservatory.

To the first floor are two generous double bedrooms, a spacious third bedroom with fitted wardrobes, and a modern family bathroom. Externally, the property boasts a low-maintenance rear garden with patio areas and artificial lawn, ideal for enjoying outdoor space with minimal upkeep. Conveniently located close to local shops, public transport links and schooling, this well-presented home offers an excellent standard of living and would make an ideal purchase for first-time buyers or a growing family. Early viewing is highly recommended to fully appreciate the size, layout and excellent location this property has to offer. **HURRY BEFORE YOU'RE TOO LATE - IDEAL FIRST TIME BUY!**

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

PORCH: Double glazed entrance door, double glazed windows and door into;

HALLWAY: 15'9 / 6'3max x 3'6min: A light and airy entrance with stairs to first floor, radiator and door into;

EXTENDED LIVING ROOM: 16'6 / 16'5max x 15'1min: A great size extended living space with fire surround and fire, radiator and double glazed doors into;

CONSERVATORY: 10'11 x 7'4: A great additional space with tiling to floor, double glazed windows and double glazed sliding doors out to garden.

FITTED KITCHEN: 15'2 x 9'8: 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 double oven, gas hob with extractor hood over, tiling to splashback, tiling to floor, space and plumbing for washing machine, integrated fridge freezer and dishwasher, radiator, further doubled glazed window and door out to rear.

LANDING: 8'1 x 4'6: Access into loft and doors into;

BEDROOM ONE: 14'9 x 9'9: A great size double bedroom with double glazed window to rear and radiator.

BEDROOM TWO: 11'1 x 9'9: A further good size double bedroom with built in wardrobe system, double glazed window to front and radiator.

BEDROOM THREE: 9'9 / 7'3max x 5'4min: A final bedroom with built in wardrobe system, double glazed window to rear and radiator.

BATHROOM: 7'3 x 7'2: A modern fitted suite with panelled bath, shower cubicle, wash hand basin set into vanity unit, close couple W.C, tiling to floor and walls, radiator and double glazed opaque window to front.

REAR GARDEN: A good size well maintained garden with decked patio area and lawn area and fencing to borders.



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 : C **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	



Newton Gardens, Great Barr, Birmingham, B43 5DX



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.