

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- MID TERRACED FAMILY HOME
- THREE SPACIOUS BEDROOMS
- SPACIOUS LIVING ROOM
- OPEN PLAN FITTED KITCHEN / DINER
- MODERN FAMILY BATHROOM
- LARGE REAR GARDEN
- POTENTIAL TO EXTEND (STPP)
- POTENTIAL TO CONVERT FRONT DRIVEWAY
- IDEAL FIRST TIME BUY OR INVESTMENT
- NO UPWARD CHAIN



DYAS AVENUE, GREAT BARR, B42 1HL - OFFERS IN THE REGION OF £185,000

A well-presented and spacious three-bedroom mid-terrace property situated in the heart of Great Barr, ideally positioned close to fantastic local schooling, shops, and excellent public transport links. The property is approached via a fore garden with steps leading to the front door, which opens into a welcoming entrance hallway. From here, there is access to a spacious front living room, featuring double doors that open into a open-plan fitted kitchen and dining area, creating an ideal space for both everyday living and entertaining. To the first floor, a generous landing provides access to two well-proportioned double bedrooms, a large third single bedroom, and a contemporary family bathroom. Externally, the rear garden is designed for low maintenance, offering a patio area leading onto a lawn, ideal for outdoor relaxation. This property is perfectly suited to first-time buyers or investors alike and is further enhanced by the benefit of no upward chain. **HURRY BEFORE YOU'RE TOO LATE!**

Accessed from the fore via steps leading up to double glazed entrance door and lawned garden leading into;

HALLWAY: 2'7 x 5'4: With stairs to first floor and doors into;

LIVING ROOM: 11'8 max, 10'6 min x 13'1 (bay): A great size living area with fire surround and fire, radiator, double glazed bay window to front and double doors into;

OPEN PLAN KITCHEN/DINER: 14'8 max, 3'7 min x 10'2: A open plan fitted kitchen / diner with a range 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 and radiator along with dining space.

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

BEDROOM ONE: 8'6 max, 7'5 min x 10'5: A great size double bedroom with double glazed window to front and radiator.

BEDROOM TWO: 8'6 max, 7'5 min x 10'5: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 9'6 max, 3'3 min x 10'6, 7'2 min: A final spacious single bedroom with double glazed window to front and radiator.

BATHROOM: 5'9 x 6'6: A modern fitted suite with panelled bath, shower over, wash hand basin, close couple W.C., tiling to walls, radiator and double glazed opaque window to rear.

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: B.

VIEWING: Recommended via Acres on 0121 358 6222.



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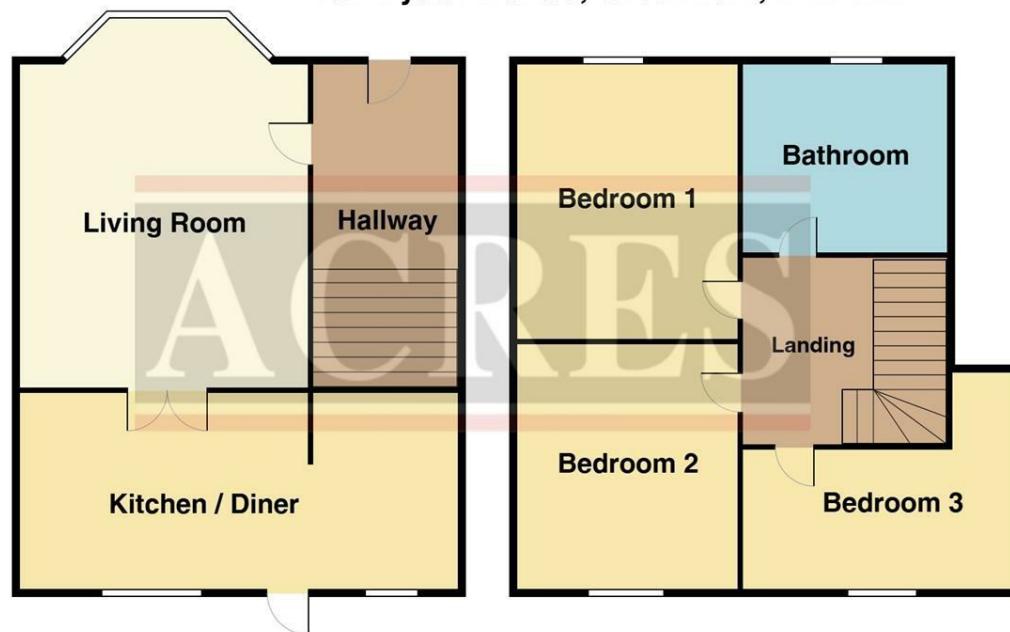
COUNCIL TAX BAND : B **COUNCIL :** Birmingham

VIEWING: Highly recommended via Acres on 0121 358 6222

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(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



167 Dyas Avenue, Great Barr, B42 1HL



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.