

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
☎ 0121 358 6222 ✉ greatbarr@acres.co.uk @ www.acres.co.uk

- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- SPACIOUS LIVING ROOM
- MODERN FITTED KITCHEN
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING / SINGLE GARAGE
- FANTASTIC LOCATION / VIEWS TO REAR
- IDEAL FIRST TIME BUY
- LONG LEASE REMAINING
- NO UPWARD CHAIN



DUNBAR GROVE, GREAT BARR, B43 7PT - OFFERS OVER £150,000

Acres are delighted to offer for sale this spacious two double bedroom apartment with a great life of lease remaining, low ground rent & service charge along with being gas central heated and double glazed throughout! Property is located in a popular estate of Great Barr, Pheasey Park Farm. Situated on the second floor and offers; spacious hallway leading into two double bedrooms, spacious living room, modern re-fitted kitchen (with fantastic views to rear) and modern family bathroom. This property has allocated parking space and a single garage space along with communal rear gardens. Early viewings are essential to appreciate size, location and quality! **IDEAL FIRST TIME BUY – HURRY BEFORE YOU'RE TOO LATE!**

Accessed from the fore via communal entrance with stairs up to first floor leading to entrance door, into;

HALLWAY: 12'3 x 6'0: A light, airy and spacious entrance having radiator and doors into;

LOUNGE: 12'6 x 11'7: A great size living area with radiator and double glazed window to front and side.

FITTED KITCHEN: 10'1 x 8'8: A modern fitted kitchen with a range of modern drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear with fantastic views, integrated oven, gas hob with extractor hood over, tiling to splashback, space and plumbing for washing machine and dishwasher, space for fridge freezer and wall mounted central heating boiler.

BEDROOM ONE: 9'6 x 9'9: A great size double bedroom with double glazed window to front and radiator.

BEDROOM TWO: 9'8 x 11'1: A further good size double bedroom with double glazed window to rear and radiator.

BATHROOM: 6'3 x 6'3: A modern fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, close couple W.C., tiling to walls, ladder style radiator and double glazed opaque window to rear.

COMMUNAL GARDEN: Well maintained gardens to the rear.

GARAGE: Up and Over garage door, allowing off road parking. (Please check the suitability of this garage for your own vehicle)

TENURE: We have been informed by the vendors that property is Leasehold. (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: A.

VIEWING: Recommended via Acres on 0121 358 6222.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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COUNCIL TAX BAND : A **COUNCIL :** Walsall

VIEWING: Highly recommended via Acres on 0121 358 6222

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Dunbar Road, Great Barr, B43 7PT



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.