



# RES

Lettings Office: 28 Beeches Walk, Sutton Coldfield, B73 6HN  
☎ 0121 312 4997 ✉ [lettings@acres.co.uk](mailto:lettings@acres.co.uk)

@ [www.acres.co.uk](http://www.acres.co.uk)



- EXTENDED DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- SPACIOUS LIVING ROOM
- OPEN PLAN KITCHEN / DINER
- OPEN PLAN CONSERVATORY
- SEPARATE UTILITY ROOM
- STUNNING MODERN FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- STUNNING MANICURED REAR GARDEN
- SOUGHT AFTER LOCATION



***PEAR TREE DRIVE, GREAT BARR, B43 6HR - £595,000***

A spacious and well-presented detached three-bedroom family home, set in the heart of Great Barr on the ever-so-popular Pear Tree Estate, with excellent access to local shops, public transport links and nearby schooling. The property benefits from a large driveway providing ample off-road parking for multiple vehicles, with access into a spacious porch and welcoming hallway. The ground floor offers a spacious living room to the front, along with a modern open-plan kitchen and diner to the rear, wrapping around into a spacious conservatory. There is also a separate utility room. To the first floor is a spacious landing leading to three well-proportioned double bedrooms, together with a modern fitted family bathroom and separate W.C. To the rear is a fantastic-sized garden featuring a patio and large lawn, with a further patio and rockery area to the far rear, providing an excellent outdoor space for families. The property offers huge scope for further extension and development, subject to the necessary planning permissions, and represents an ideal opportunity for a growing family looking to create their forever home. **HURRY BEFORE YOU'RE TOO LATE - SOUGHT AFTER LOCATION!**

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

**PORCH:** 6'2max x 3'5min: Double glazed entrance door and further door into;

**HALLWAY:** 14'8 x 4'9: A light and airy entrance with tiling to floor, stairs to first floor, radiator and door into;

**LIVING ROOM:** 16'10(into bay) x 11'10: A great size living space with fire surround and fire, radiator, double glazed bay window to front and doors leading into;

**OPEN PLAN KITCHEN/DINER:** 25'0 x 9'10: A modern and 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, space for range style cooker with extractor hood over, tiling to floor, breakfast bar and opening into;

**CONSERVATORY:** 11'5 x 9'9: A great additional space with tiling to floors, double glazed windows surrounding and double glazed door out to rear.

**SEPARATE UTILITY:** 14'7 x 7'11: A great additional space with a range of drawer base and eye level units, Belfast sink, space and plumbing for fridge freezer, dishwasher, washing machine and tumble dryer, double glazed window to side, radiator and double glazed door out to rear.

**LANDING:** 14'7 x 7'11: Doors into;

**BEDROOM ONE:** 14'9(into bay) x 9'10: A great size double bedroom with built in wardrobe system, double glazed bay window to front and radiator.

**BEDROOM TWO:** 12'1 x 9'10: A further good size double bedroom with double glazed window to rear and radiator.

**BEDROOM THREE:** 11'6 x 10'10: A final bedroom with built in wardrobe system, center unit with further storage space, double glazed window to front and radiator.

**BATHROOM:** 10'1 x 6'3: A modern fitted suite with stand-alone bath, large walk in shower cubicle, wash hand basin, tiling to part walls, tiling to floor, radiator and double glazed opaque window to rear.

**SEPARATE W.C.:** 6'2 x 2'6: Close couple W.C, tiling to floor and walls and double glazed opaque window to side.

**REAR GARDEN:** A great size garden with blocked paved patio area and long lawn with mature plants, shrubs and trees leading to further rear decked patio area and fencing to borders along with rockery and steam to far rear!



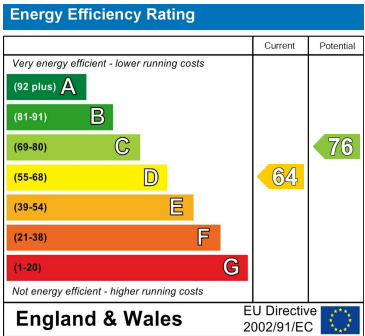
DRAFT



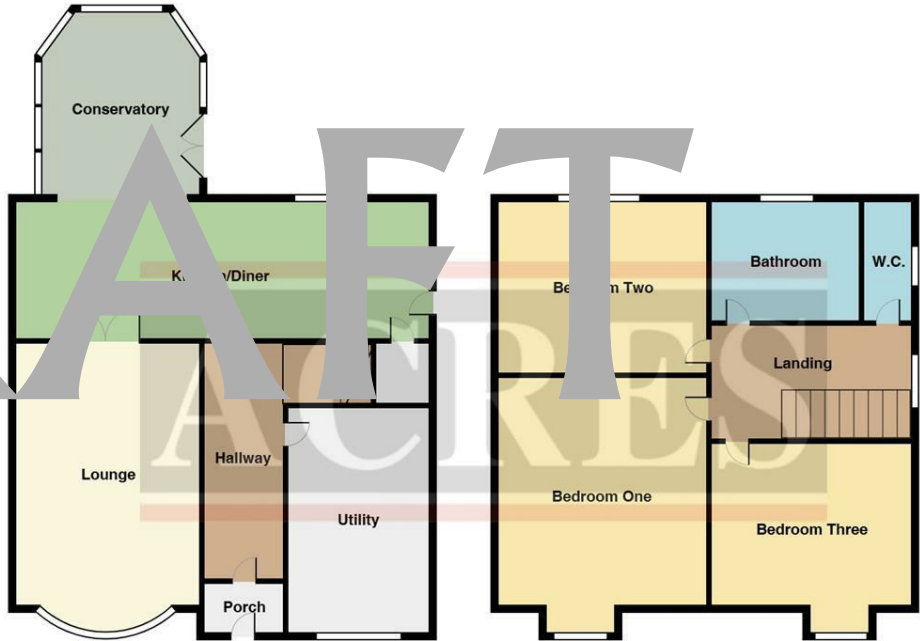
TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : E

VIEWING: Highly recommended via Acres on 0121 358 6222



Pear Tree Drive, Great Barr, Birmingham, B43 6HR



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.