ACRES

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

- Three bedroomed, extended, semi-detached home
- Well appointed family bathroom
- Spacious family lounge
- Fitted breakfast kitchen & dining room
- Shower room & converted garage
- Pantry/office or further reception room
- Multivehicle drive to fore
- Superb rear garden to high standard
- Close to local amenities
- Excellent, sought after position

DYAS AVENUE, GREAT BARR, B42 1HQ - OFFERS AROUND £275,000

Situated in the heart of Great Barr, this spacious and thoughtfully converted three-bedroom freehold semi-detached family home offers generous internal proportions throughout and is ideally positioned within walking distance of a wide range of local amenities. Daily essential shopping facilities, readily available bus services providing easy access to surrounding towns and Birmingham City Centre, as well as well-regarded educational establishments, are all close at hand. Excellent road connections are also just a short drive away, making commuting and travel across the region particularly convenient. Benefitting from gas central heating and PVC double glazing (both where specified), the accommodation briefly comprises a welcoming porch leading into a deep entrance hall, a spacious family lounge, shower room, separate dining room, fitted breakfast kitchen, and a converted garage providing valuable additional reception or storage space. To the first floor are three well-proportioned bedrooms together with a family bathroom. Externally, the property is approached via a multi-vehicle driveway, while the rear garden enjoys lawned areas alongside a private patio seating space, ideal for relaxing, entertaining, and family use. To fully appreciate the size, versatility, and excellent location of the home on offer, internal inspection is highly recommended. EPC Rating TBC.

Set back from the road behind a paved path, access is gained into the accommodation via a PVC double glazed door with window to side into:

PORCH: An internal obscure glazed window with door to side opens into:

ENTRANCE HALL: Doors to lounge, shower room and storage, access is given to dining room, radiator, stairs off to first floor.

FAMILY LOUNGE: 17'02 x 8'11: PVC double glazed bay window to fore, space for lounge suite, radiator, door back to entrance hall.

DINING ROOM: 11'03 x 9'04: PVC double glazed patio door opens to rear garden, space for dining table and chairs, radiator, door to pantry / garage conversion, access back to entrance hall and glazed double doors open to:

BREAKFAST KITCHEN: 13'00 x 7'11: PVC double glazed obscure door with clear glazed window open to rear garden, matching wall and base units with recesses for dishwasher, fridge and oven, roll edged work surface with one and a half ceramic Belfast sink, tiled splashbacks, extractor canopy over, radiator, glazed double doors back to dining room.

PANTRY THROUGH GARAGE CONVERSION: 22'09 x 12'10 max / 2'06 min: PVC double glazed windows to fore, varying possibilities for office / study furniture, or a further reception room, a single door opens back to dining room.

SHOWER ROOM: Suite comprising corner shower cubicle with glazed splash screen doors, low level WC and pedestal wash hand basin, tiled splashbacks, door back to entrance hall.

STAIRS & LANDING TO FIRST FLOOR: PVC double glazed obscure window to side, doors open to three bedrooms and a bathroom.

BEDROOM ONE: 13'06 x 8'11: PVC double glazed bay window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM TWO: 12'09 x 8'09: PVC double glazed bay window to fore, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 8'01 x 7'10: PVC double glazed window to rear, space for bed and complementing suite, radiator, door back to landing.

BATHROOM: PVC double glazed obscure window to fore, suite comprising bath with bi-folding splash screen door, low level WC and pedestal wash hand basin, tiled splashbacks, radiator, door back to landing.

REAR GARDEN: A paved patio advances from the accommodation and leads to a beautifully-maintained lawn with mature shrubs and bushes to perimeters, access is gained back into the home via doors to dining room and kitchen.

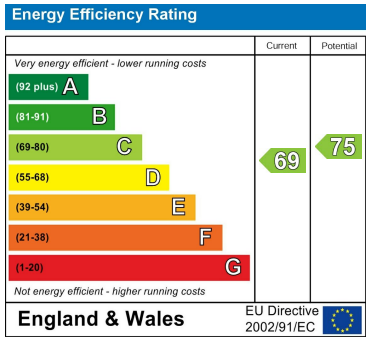
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

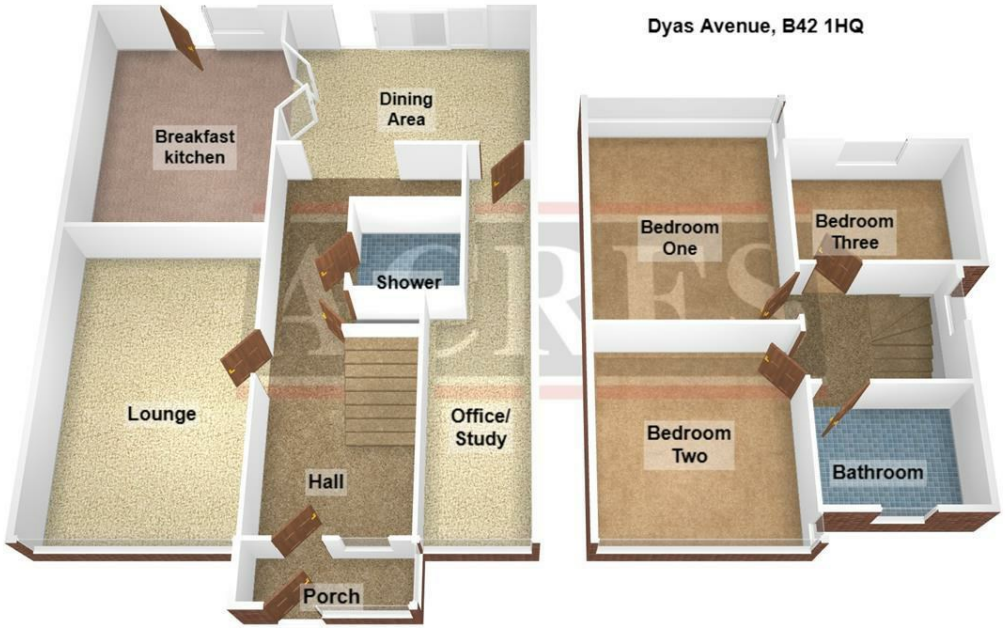
The Property Ombudsman

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 : B COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 358 6222





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.