

ACRES

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- SECOND FLOOR APARTMENT
- THREE SPACIOUS BEDROOMS
- WELL PRESENTED LIVING ROOM
- MODERN FITTED KITCHEN
- SPACIOUS FAMILY BATHROOM
- PRIVATE GARDEN TO REAR
- COMMUNAL CAR PARKING
- SOUGHT AFTER LOCATION
- LONG LEASE REMAINING
- NO UPWARD CHAIN



NEWTON ROAD, GREAT BARR, B43 6QU - OFFERS AROUND £117,500

Discover this spacious three-bedroom second-floor apartment set in the heart of Great Barr, positioned on the cusp of the beautiful Sandwell Valley and within easy reach of local shops, public transport links and excellent schooling. The property benefits from a communal car park along with a private garden area, offering both convenience and outdoor space rarely found with apartments. Internally, a well-maintained communal hallway leads to the apartment's inner hallway, which provides access to all rooms. The home features a spacious living room, three generously sized bedrooms, a modern fitted kitchen, and a modern family bathroom, all arranged to create comfortable and versatile living. The apartment further benefits from a long lease with fair ground rent and service charges, and is offered with no upward chain, making it an ideal opportunity for first-time buyers, downsizers, or investors. **HURRY BEFORE YOU'RE TOO LATE!**

Accessed from the fore via communal entrance with steps leading up to entrance door, into;

HALLWAY: 13'1 x 3'1: A light and airy entrance with wall mounted electric heater and doors into;

LIVING ROOM: 10'3 x 13'2: A great size living space with double glazed window to side front.

FITTED KITCHEN: 7'9 x 9'6: A modern fitted kitchen with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, electric hob with extractor hood over, tiling to splashback, tiling to floor, space and plumbing for washing machine and space for fridge freezer.

BEDROOM ONE: 13'3 x 9'6: A great size double bedroom with single glazed window and door overlooking balcony and wall mounted electric heater.

BEDROOM TWO: 9'9 x 9'3: A further good size double bedroom with double glazed window to side and rear.

BEDROOM THREE: 7'0 x 9'7: A final bedroom with double glazed window to rear and wall mounted electric heater.

BATHROOM: 5'7 x 9'6: A fitted suite with panelled bath, shower over, wash hand basin, tiling to floor, and double glazed opaque window to rear.

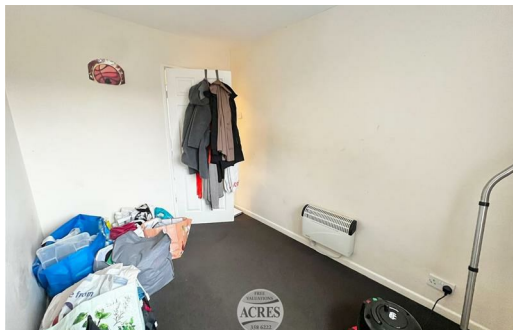
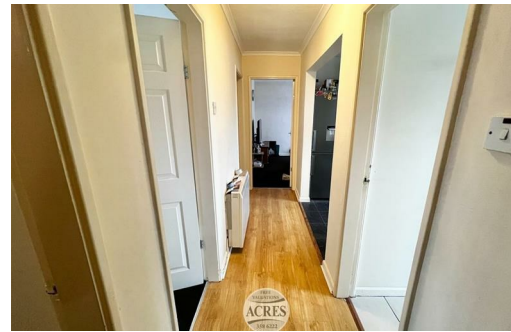
COMMUNAL GARDEN: Good size well maintained gardens with fencing to borders.

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.

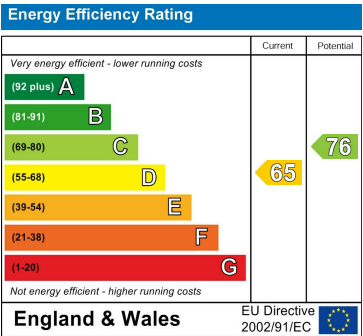


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : A **COUNCIL :** Sandwell

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.