

# ACRES

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- DELIGHTFUL, WELL PRESENTED AND MUCH IMPROVED FAMILY HOME
- THREE STOREY SEMI DETACHED PROPERTY
- PRIME CENTRAL LOCATION OFF SUNDIAL LANE
- SHORT STROLL FROM SHOPS PUBLIC TRANSPORT AND SCHOOLING
- GAS CENTRAL HEATING AND PVC DOUBLE GLAZING ( BOTH WHERE SPECIFIED)
- WELCOMING RECEPTION AND GUEST CLOAKROOM/WC
- SUPERB COMPREHENSIVELY FITTED DINING KITCHEN
- REAR LOUNGE WITH JULIETTE BALCONY
- FOUR BEDROOMS FAMILY BATHROOM AND ADDITIONAL SHOWER ROOM
- SINGLE CAR GARAGE AND LOW MAINTENANCE REAR GARDEN



**GALTON DRIVE, GREAT BARR, B43 6PP - OFFERS AROUND £425,000**

This delightful, well presented and much improved Freehold, three-storey semi-detached family home is set in a prime central location off Sundial Lane, positioned just a short stroll from a range of amenities including shops, public transport links and schooling. Complemented by gas central heating and PVC double glazing (both where specified), the property offers spacious and well-planned accommodation, together with a number of additional features. To fully appreciate the home on offer, we highly recommend an internal inspection. Briefly comprising a welcoming reception hall, guest cloakroom/WC, superb comprehensively fitted dining kitchen, rear lounge with Juliette balcony, two first floor bedrooms and family bathroom. To the second floor there are two further bedrooms and an additional well appointed shower room. Externally, the property benefits from a single car garage and a low maintenance rear garden.

Set back from the roadway behind a twin-car driveway, access is gained to the property via a canopy porch. A part double glazed door opens to:

**RECEPTION HALL:** Radiator with cover, feature Karndean flooring, storage cupboard.

**GUEST CLOAKROOM/WC:** PVC double glazed window to front, white low flushing WC, matching vanity wash hand basin, radiator.

**COMPREHENSIVELY FITTED DINING KITCHEN:** 16'3" x 12' PVC double glazed windows and double glazed double French doors to rear garden, one and a half bowl sink unit set into sweeping work surfaces, comprehensive range of high gloss fitted units to both base and wall level, integrated dishwasher, fridge and freezer, stainless steel oven with separate grill, gas hob with extractor over, space for washing machine, radiator, space for dining table, Karndean flooring.

**STAIRS TO FIRST FLOOR LANDING:** Linen cupboard.

**REAR LOUNGE:** 16'4" max / 15' min x 12' max / 11'4" min. Double glazed window and double glazed double French doors open to a Juliet-style balcony, two radiators, electric pebble fire built into a media wall with space for large television.

**BEDROOM THREE:** 10'6" plus door recess x 8'6" min / 8'6". PVC double glazed window to front, feature radiator, double and single fitted wardrobes.

**BEDROOM FOUR:** 7'3" x 7'2". PVC double glazed window to front, feature radiator.

**FAMILY BATHROOM:** Matching white suite comprising bath having mixer shower, glazed splash screen, tiled splashbacks, vanity wash hand basin with double base unit beneath, low flushing WC, ladder style radiator.

**STAIRS TO SECOND FLOOR LANDING:** Double glazed window to side.

**BEDROOM ONE:** 16'3" x 9'8" minimum / 11'7" into window recess. PVC double glazed window to rear, radiator.

**BEDROOM TWO:** 16'4" max / 12'4" min x 10'6" max / 4'10" min. PVC double glazed window to front, radiator, three double wardrobes, range of drawer units.

**WELL APPOINTED SHOWER ROOM:** Wide walk-in shower with glazed splash screen, white vanity wash hand basin with base unit beneath, low flushing WC, feature tiling to walls and floor, ladder style radiator.

**GARAGE:** 18' x 9'. Door to hallway. (Please check the suitability of this garage for your own vehicle)

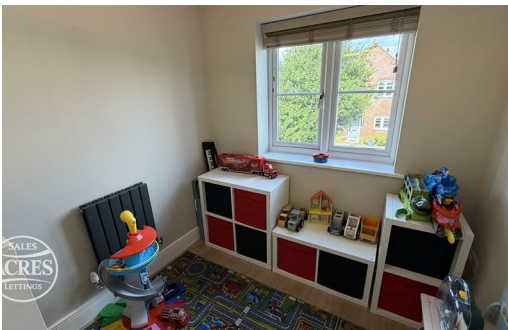
**OUTSIDE:** Patio area leading to a lawned-style garden, enclosed by timber fencing and having a decked seating area.

**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:** E

**VIEWING:** Recommended via Acres on 0121 358 6222.



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**COUNCIL TAX BAND :** E                      **COUNCIL :** Birmingham

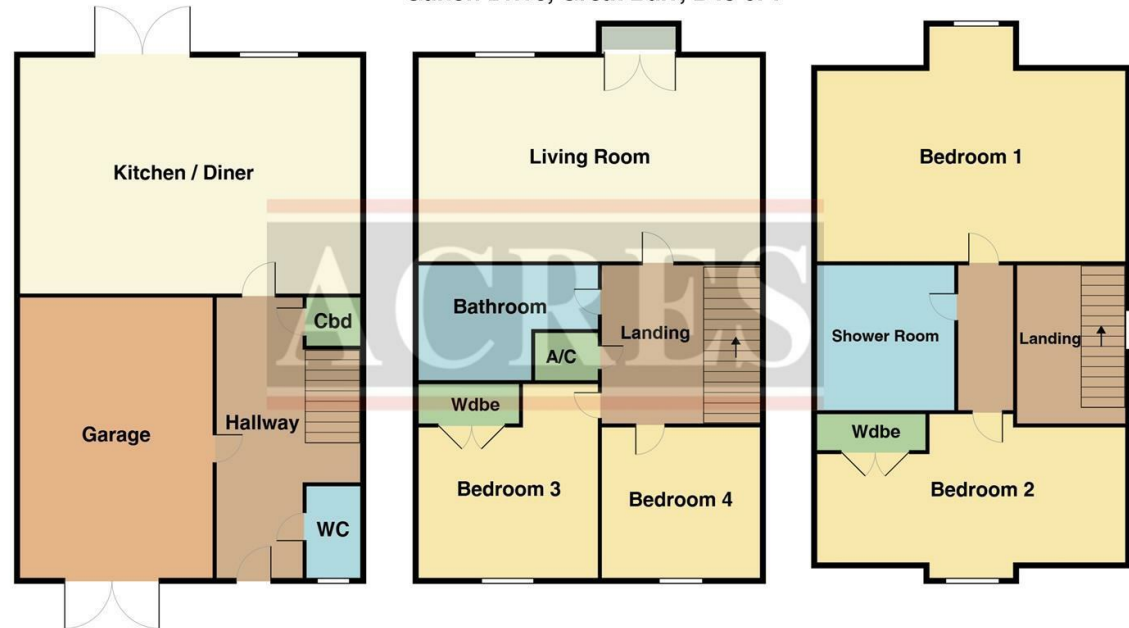
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| Energy Efficiency Rating                    |           |
|---------------------------------------------|-----------|
|                                             | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) <b>A</b>                          |           |
| (81-91) <b>B</b>                            |           |
| (69-80) <b>C</b>                            |           |
| (55-68) <b>D</b>                            |           |
| (39-54) <b>E</b>                            |           |
| (21-38) <b>F</b>                            |           |
| (1-20) <b>G</b>                             |           |
| Not energy efficient - higher running costs |           |
| Current                                     | Potential |
| 73                                          | 83        |

England & Wales      EU Directive 2002/91/EC



Galton Drive, Great Barr, B43 6PP



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.

