ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- EXTENDED SEMI DETACHED FAMILY HOME
- THREE SPACIOUS BEDROOMS
- WELL PRESENTED LIVING ROOM
- STUNNING & EXTENDED OPEN PLAN KITCHEN / DINER
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING & GARAGE TO REAR
- WELL MANICURED REAR GARDEN
- QUITE CUL-DE-SAC LOCATION
- HIGH SPEC THROUGHOUT
- IDEAL FIRST TIME BUY

HIGHLAND ROAD, GREAT BARR, B43 7SH - OFFERS AROUND £325,000

Set within a quiet cul-de-sac in the heart of Great Barr, this heavily extended and exceptionally well-presented three-bedroom semi-detached family home offers stylish, spacious living throughout. Ideally positioned close to highly regarded schools, excellent public transport links, and motorway connections, the property is perfectly suited to first-time buyers and growing families seeking a home ready to move straight into. To the front, the property benefits from a spacious driveway providing ample off-road parking, with shared access leading to a single garage at the rear. Internally, a welcoming entrance hallway sets the tone for the accommodation, offering access to a beautifully presented front living room, ideal for relaxing with family. The heart of the home is the impressive rear extension, creating a stunning open-plan kitchen and dining area fitted with contemporary units and providing an excellent space for both everyday family life and entertaining. The ground floor also benefits from useful understairs storage. To the first floor, a spacious landing gives access to two generous double bedrooms, a well-proportioned third single bedroom, and a modern fitted family bathroom finished to a high standard. Outside, the beautifully maintained rear garden has been thoughtfully landscaped to include a patio seating area leading onto a well-kept lawn, with a further decked seating area to the far rear, offering the perfect setting for outdoor dining and relaxation. Finished to an outstanding standard throughout, this superb family home combines generous living space with quality fixtures and fittings, making it an excellent opportunity for buyers looking for a property that offers both comfort and style in a highly sought-after Great Barr location. HURRY BEFORE YOU'RE TOO LATE!

Accessed from the fore via brick block driveway offering off road parking leading to double glazed entrance door along with shared side access leading to single garage front and door into;

HALLWAY: 5’9 max, 3’4 min x 17’2: A light and airy entrance with stairs to first floor, radiator and doors into;

LIVING ROOM: 10’2 x 15’1 (bay): A great size living space with radiator and double glazed bay window to front.

EXTENDED OPEN PLAN KITCHEN/DINER: 15’3 max, 9’9 min X 22’6: A modern 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, integrated double oven, electric hob with extractor hood over, tiling to splashback, space and plumbing for washing machine and dishwasher, space for fridge freezer, space for tumble dryer, radiator, skylights, spotlights to ceiling and spacious dining area.

LANDING: 5’9 max, 2’5 min x 7’2: Double glazed opaque window to side and doors into;

BEDROOM ONE:10’2 x 12’9 max, 10’8 (wardrobe): A great size double bedroom with double glazed window to front and radiator.

BEDROOM TWO: 9’9 max, 8’6 min x 12’9: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 5’9 x 9’5: A final spacious single bedroom with double glazed window to front and radiator.

BATHROOM: 5’6 x 8’7: A modern fitted suite with panelled bath, shower over, wash hand basin, close couple W.C, tiling to walls, tiling to floor, spotlights to ceiling, chrome ladder style radiator and double glazed opaque window to rear.

REAR GARDEN: A good size garden with paved patio area and lawn along with decked patio area to rear and fencing to borders.

REAR GARAGE: Up and over garage door, ceiling light and power points. (Please check the suitability of this garage for your own vehicle)

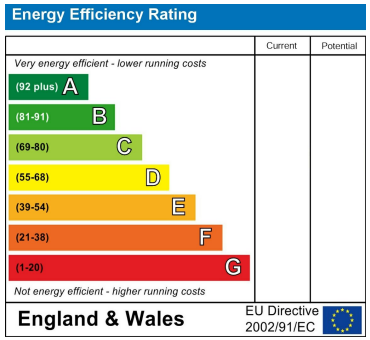
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

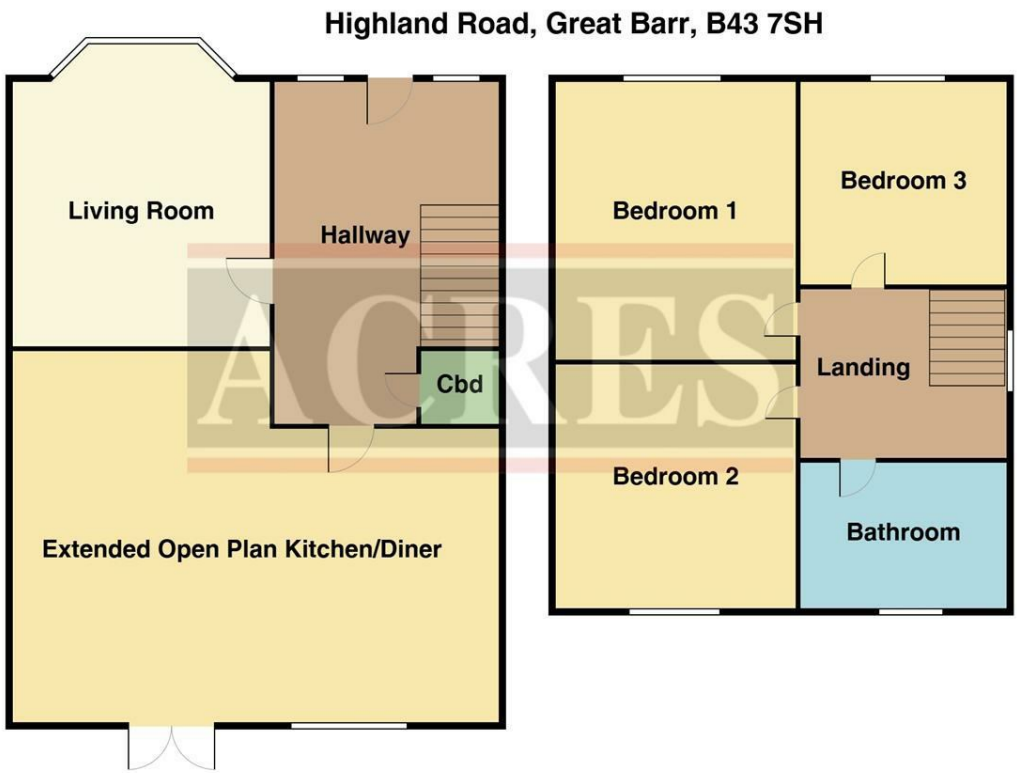
The Property Ombudsman

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 : C 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.