ACRES

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

- END OF TERRACED FAMILY HOME
- THREE SPACIOUS BEDROOMS
- SPACIOUS LIVING ROOM
- MODERN OPEN PLAN KITCHEN / DINER
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- LARGE REAR GARDEN
- POTENTIAL TO EXTEND (STPP)
- IDEAL FIRST TIME BUY
- NO UPWARD CHAIN

BRUSHFIELD ROAD, GREAT BARR, B42 2QJ - OFFERS AROUND £220,000

Set in a quiet and desirable cul-de-sac in the heart of Great Barr, this spacious end-of-terrace family home enjoys easy access to fantastic local schooling, a range of shops, and excellent public transport links. The property benefits from a driveway providing convenient off-road parking, with the front door opening into a light and airy hallway. To the front sits a generously sized living room filled with natural light, while to the rear you'll find an impressive open-plan, modern fitted kitchen / diner—perfect for family living and entertaining. The first floor offers a spacious landing leading to two well-proportioned double bedrooms, a third comfortable single bedroom, and a sleek, modern family bathroom. To the rear, the property boasts a large garden featuring both patio and lawned areas, ideal for outdoor dining, children's play, or relaxing in the warmer months. This wonderful home combines space, style and convenience, making it an excellent choice for families looking to settle in the ever-popular Great Barr area. HURRY BEFORE YOU'RE TOO LATE!

Accessed from the fore via driveway offering off road parking leading to double glazed entrance door, into;

HALLWAY: 5'4 max, 2'7 min x 11'9: A light and airy entrance with stairs to first floor, understairs storage and doors into;

LIVING ROOM: 9'8 max, 8'7 min x 14'6 (bay): A great size living space with fire surround and fire, radiator and double glazed bay window to front.

OPEN PLAN KITCHEN/DINER: 15'9 max, 14'5 min x 10'4: 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 oven, electric hob with extractor hood over, tiling to splashback, tiling to floor, spot lights to ceiling, space and plumbing for washing machine, space for fridge freezer, double glazed door to rear, vertical radiator, wall mounted central heating boiler and double glazed double doors to rear.

LANDING: 6'5 max, 2'7 min x 5'9 : Doors into;

BEDROOM ONE: 9'5 max, 8'3 min x 11'9: A great size double bedroom with double glazed window to front and radiator.

BEDROOM TWO: 9'5 x 10'5: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 6'8 max, 3'5 min x 8'8 max, 5'2 min: A final bedroom with double glazed window to front and radiator.

BATHROOM: 6'4 x 7'0: A modern fitted suite with panelled bath, shower over, wash hand basin, tiling to part walls, radiator and double glazed opaque window to rear.

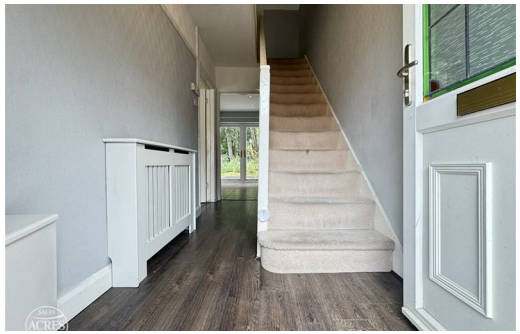
REAR GARDEN: A good size garden with paved patio area and lawn with mature plants, shrubs and trees along with fencing to borders.

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: B.

VIEWING: Recommended via Acres on 0121 358 6222.



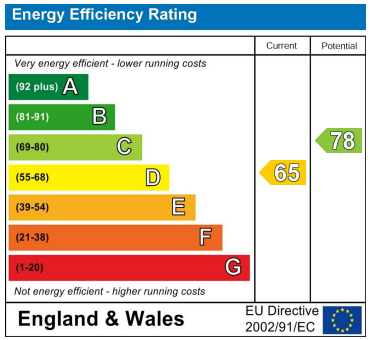
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

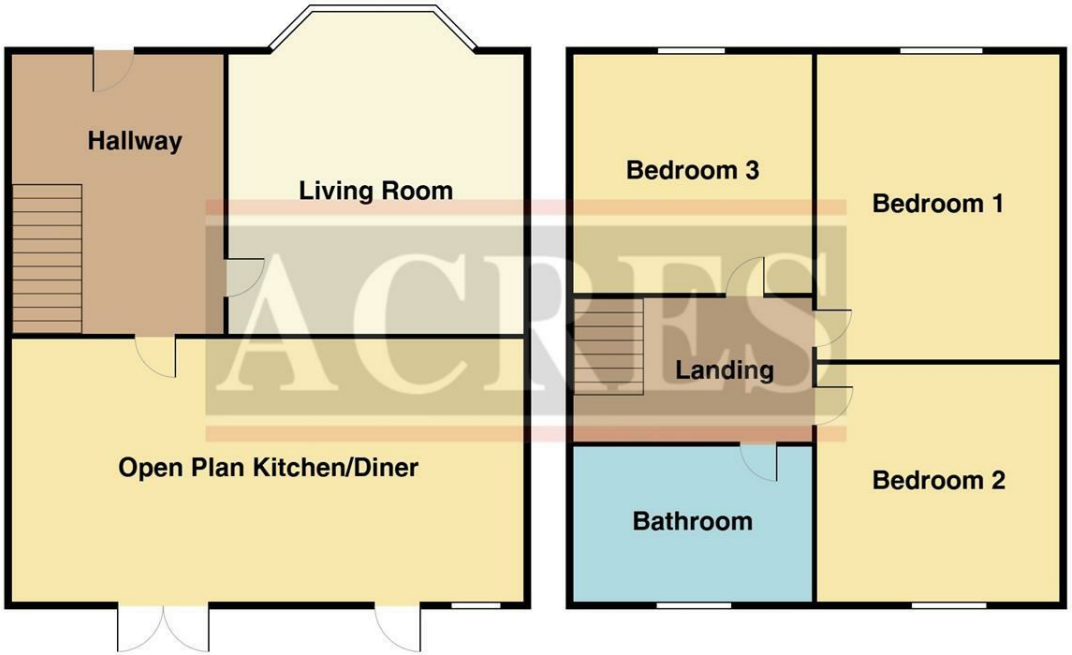
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : B COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 358 6222



Brushfield Road, Great Barr, B42 2QJ



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.