# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- SEMI DETACHED FAMILY HOME
- THREE SPACIOUS BEDROOMS
- WELL PRESENTED LIVING ROOM
- OPEN PLAN MODERN KITCHEN / DINER
- FANTASTIC CONSERVATORY TO REAR
- MODERN FAMILY SHOWER ROOM
- OFF ROAD PARKING & GARAGE
- LOW MAINTENANCE REAR GARDEN
- QUITE CUL-DE-SAC LOCATION
- IDEAL FIRST TIME BUY

***BRUSHFIELD ROAD, BIRMINGHAM, B42 2QL - OFFERS AROUND £244,000***

This spacious and exceptionally well-presented semi-detached family home is perfectly positioned within a quiet cul-de-sac in the heart of Great Barr, offering convenient access to local shops, public transport links, and well-regarded schooling nearby. The property boasts a generous driveway to the front, with shared access leading to a rear garage. Upon entering, you are welcomed via an enclosed porch into a bright and spacious open-plan living room situated at the front of the home, ideal for both relaxing and entertaining. To the rear, the property features a stunning, modern open-plan kitchen and dining area, finished to a high specification and providing direct access into a spacious conservatory, creating a versatile and sociable living space. To the first floor, a well-proportioned landing leads to two generous double bedrooms, a third single bedroom, and a stylish, contemporary fitted family shower room. Externally, the property benefits from a low-maintenance rear garden, thoughtfully designed with a patio seating area and gravelled sections throughout, along with convenient side access leading to the garage. This fantastic home is ideal for first-time buyers or growing families alike, offering a high standard of finish throughout and ready to move straight into. HURRY BEFORE YOU'RE TOO LATE!

Accessed from the fore via brick block driveway offering off road parking along with communal side access to garage and a double glazed entrance door, into;

PORCH: 7’3 x 7’4: Having double glazed windows and internal door into;

LIVING ROOM: 15’8 max, 11’9 min x 14’6 (bay): A great size living space with stairs to first floor, fire surround and fire, radiator and double glazed bay window to front.

OPEN PLAN KITCHEN/DINER: 15’8 x 10’5: A open plan modern fitted kitchen / diner with a range of drawer base and eye level units, work surfaces, sink and drainer, integrated oven, induction hob with extractor hood over, tiling to splashback, space and plumbing for washing machine and dishwasher, space for fridge freezer, radiator, door to rear and double glazed double sliding doors into;

CONSERVATORY:7’7 x 11’2: A fantastic additional space for ones own use, having double glazed windows and double glazed door to rear.

LANDING: 6’8 max, 2’8 min x 5’9: Doors into;

BEDROOM ONE: 8’7 max, 8’4 min x 11’9: A great size double bedroom with double glazed window to front and radiator.

BEDROOM TWO: 9’5 x 10’6: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 6’8 x 9’1: A final bedroom with double glazed window to front and radiator.

BATHROOM: 6’4 x 6’8: A fitted suite with walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C, tiling to walls, tiling to floor, chrome ladder style radiator and double glazed opaque window to rear.

REAR GARDEN: A good size low maintenance garden with paved patio area with fencing to borders.

GARAGE: 8’1 x 15’7: Roller shutter door to front, ceiling light and power points. (Please check the suitability of this garage for your own vehicle)

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

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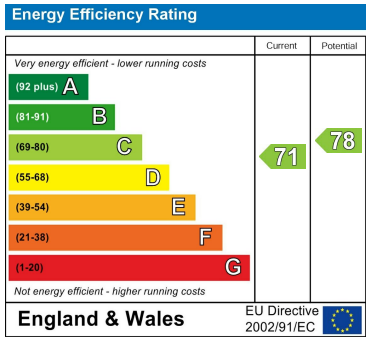
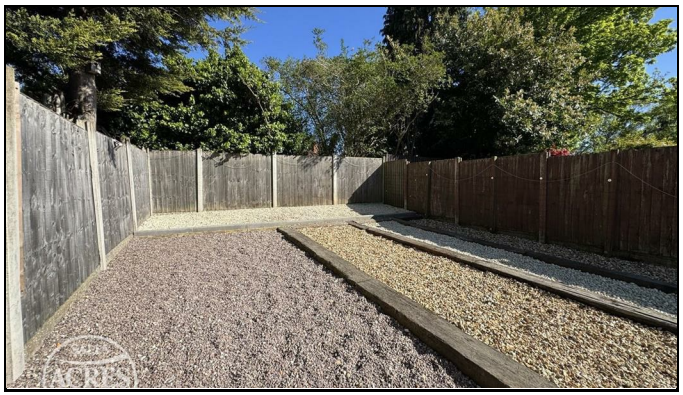
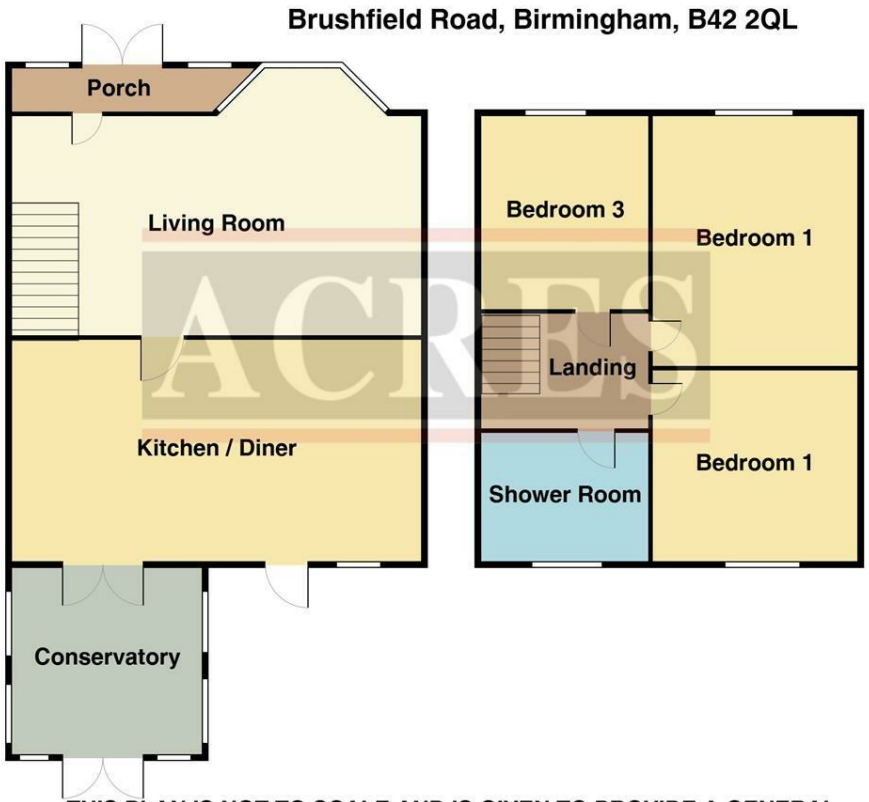
COUNCIL TAX BAND : B COUNCIL : Birmingham

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.