

ACRES

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

- NEWLY BUILT DETACHED FAMILY HOME
- FIVE DOUBLE BEDROOMS
- MASTER BEDROOM WITH EN-SUITE
- TWO ADDITIONAL BATHROOMS & GROUND FLOOR GUEST W.C.
- SPACIOUS FAMILY LOUNGE
- LARGE OPEN PLAN MODERN KITCHEN / DINER
- OFF ROAD PARKING
- LOW MAINTIANCE REAR GARDEN
- IDEAL FAMILY HOME
- NO UPWARD CHAIN



NEWTON ROAD, GREAT BARR, B43 6BT - OFFERS AROUND £575,000

Introducing a stunning newly built five double-bedroom detached family home, set in a prime corner position on the highly sought-after Newton Road in Great Barr, Birmingham. Designed and finished to an exceptional standard throughout, this impressive residence offers turn key living with no upward chain. To the rear, the property features a spacious driveway providing ample off-road parking, leading into a large light and airy entrance hallway. Double doors open into an expansive main living area, creating a warm and welcoming space ideal for family life and entertaining. To the rear, you'll find a superb modern open-plan kitchen, dining, and seating area, beautifully designed with contemporary fittings and flooded with natural light. Stylish bi-fold doors extend the living space seamlessly onto the rear garden, perfect for indoor-outdoor living. The first floor boasts a generous landing area servicing three double bedrooms, including a luxurious master bedroom complete with a modern ensuite shower room. A sleek and contemporary family bathroom completes this floor. A further staircase rises to the second floor, where a spacious landing leads to two additional double bedrooms and a modern shower room—ideal for guests, older children, or a home office setup. Externally, the property offers a low-maintenance rear garden featuring a block-paved patio and a neatly laid lawn area, providing an excellent space for relaxation and outdoor dining. With high-quality finishes throughout, thoughtful design, and spacious accommodation set over three floors, this exceptional home is ready to move straight into. Early viewing is highly recommended.

Accessed from the fore via block paved pathway and lawn area leading to composite entrance door, into;

HALLWAY: 7'9 max, 5'2 min x 24'3: A spacious, light and airy entrance with stairs to first floor, under floor heating, double glazed window and doors into;

LIVING ROOM: 12'6 x 26'3 (bay) 24'2 min: A great size living area with under floor heating, spotlights to ceiling and double glazed bay window to front.

OPEN PLAN KITCHEN/DINER: 21'1 x 24'1: A stunning modern and open plan newly fitted kitchen / diner with a range of modern high gloss drawer base and eye level units, work surfaces, sink and drainer, integrated oven, gas hob with extractor hood over, tiling to splashback, central island with additional base units and wine fridge, integrated fridge freezer, space and plumbing for washing machine and dishwasher, under floor heating, spot lights to ceiling, sky light and double glazed bi-fold doors to rear garden.

GUEST W.C: 2'5 x 5'8: Fitted with a close couple W.C and wash hand basin set into vanity unit.

LANDING: 8'5 max, 3'3 min x 21'1 max, 17'7 min: Double glazed opaque window to side, radiator and doors into;

BEDROOM ONE: 11'6 x 17'4 max, 12'1 min: A great size double bedroom with double glazed window to rear, radiator and door into;

ENSUITE: 4'8 x 7'7: A modern and newly fitted suite with walk in shower cubicle, close couple W.C, wash hand basin set into vanity unit, tiling to floor and walls and double glazed opaque window to side.

BEDROOM TWO: 12'2 x 13'3 (bay) 11'3 min: A further good size double bedroom with double glazed bay window to front, spotlights to ceiling and radiator.

BEDROOM THREE: 9'6 x 17'1: A third double bedroom with double glazed window to rear, spotlights to ceiling and radiator.

BATHROOM: 8'4 max, 4'8 min x 9'4 max, 5'8 min: A modern and newly fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, close couple W.C., tiling to floor and walls, spotlights to ceiling and double glazed opaque window to front.

SECOND FLOOR LANDING: 6'7 x 7'5: Stairs to second floor.

BEDROOM FOUR: 11'1 x 14'2: A further good sized double bedroom with radiator, spotlights to ceiling and skylight.

BEDROOM FIVE: 14'2 max, 7'5 min x 10'5 max, 6'4 min: A final bedroom with radiator, spotlights to ceiling and skylight.

SHOWER ROOM: 7'2 x 6'1: A modern fitted suite with freestanding shower, wash hand basin set into vanity unit, close couple W.C, tiling to floor and walls, chrome ladder style radiator, spotlights to ceiling and skylight.

REAR GARDEN: A good size garden with paved patio area and lawn with fencing to borders and driveway to rear allowing off road parking along with electric car charging port.



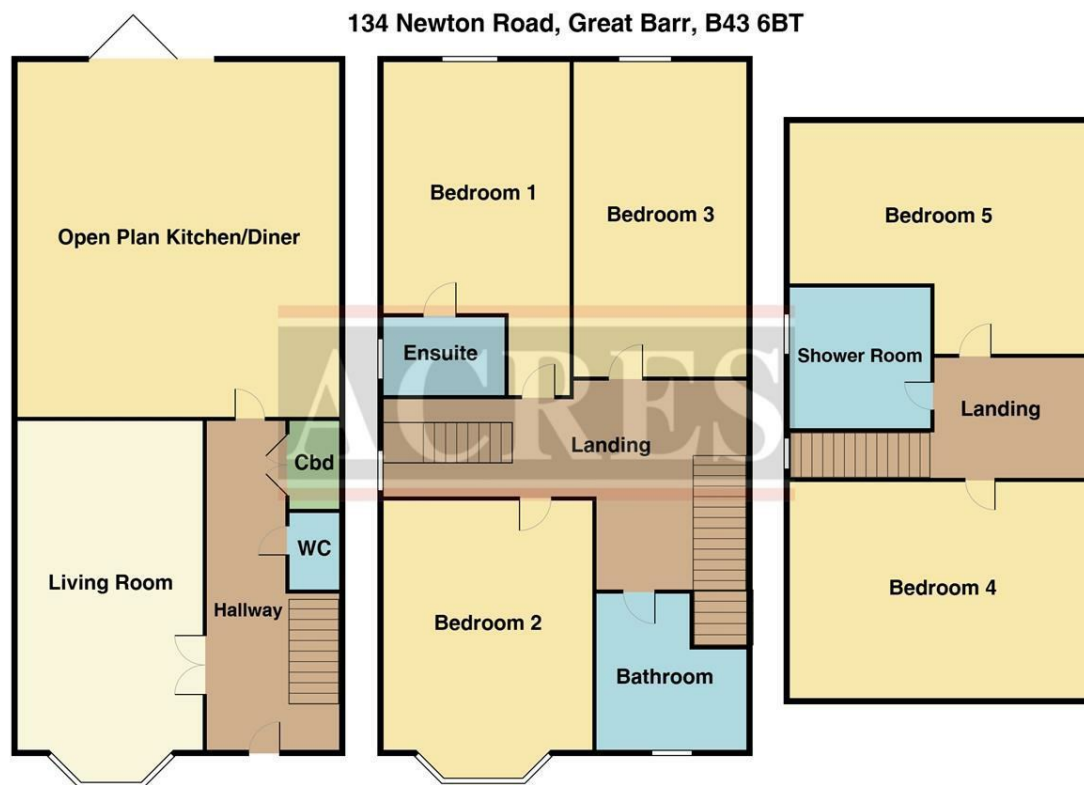
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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 : F **COUNCIL :** Sandwell

VIEWING: Highly recommended via Acres on 0121 358 6222

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	



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.