ACRES

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

- Extended, four bedroomed detached home
- Well appointed family bathroom
- Spacious family lounge
- Appealing dining room to fore
- Attractive fitted kitchen
- Downstairs shower room/w.c.
- Multivehicle drive to fore
- Single garage
- Private and mature rear garden
- Close to vast amenities

GEORGE ROAD, GREAT BARR, B43 6LG - OFFERS OVER £395,000

Situated in a highly desirable position within Great Barr, this extended four-bedroomed detached freehold family home offers superb internal proportions together with tasteful décor throughout, making it ideal for immediate move-in upon successful purchase. Perfectly placed within walking distance of a wide range of local amenities including daily essential shopping, restaurants, take-outs, pharmacies and cafés, the property's location is both convenient and highly sought after. Well-regarded schooling and excellent transport links are also readily accessible nearby. Benefitting from gas central heating and PVC double glazing (both where specified), the accommodation briefly comprises: enclosed porch, deep and welcoming entrance hall, formal dining room, spacious family lounge, fitted kitchen and a useful downstairs shower room/W.C. To the first floor are four well-proportioned double bedrooms together with a family bathroom. Externally, the home is approached via a multi-vehicle driveway leading to a single garage, while to the rear, a private garden laid mainly to lawn is complemented by a paved patio area, perfectly suited for outdoor dining, entertaining and relaxing during the warmer months. Offering generous family accommodation in a prime residential location, early internal inspection is highly recommended to fully appreciate the home and accommodation on offer.

Set back from the road behind a multi vehicle, gravel drive access is gained into the accommodation via a PVC double glazed obscured door into:

Porch: An obscured door opens to:

Entrance hall: Obscured doors lead to dining room and family lounge, doors to under stairs storage, and shower room/WC, leaded obscured window to side, stairs to 1st floor.

Dining room: 12‘9” (into Bay) 10‘5“ x 10‘5“: PVC double glazed bay window to fore, space for dining table and chairs, ornamental fire, radiator, door back to entrance hall.

Rear family lounge: 18‘11“ x 10‘11“: PVC double glazed bay windows to rear, space for complete lounge suite, electric fire, radiator, obscure door back to entrance hall and door to:

Fitted kitchen: 15’ x 10’ 11’: PVC obscure glazed door opens to fore, with further obscure door to rear, matching wall and base unit with recesses for fridge/freezer, integral oven with grill over, roll edged worksurface with stainless steel sink drainer unit, four ring gas hob having extractor canopy over, tiled splashback, obscure door back to lounge.

Shower room/WC: Suite comprising step in shower, low level WC and corner wash hand basin, panelled splashback, door back to entrance hall.

Stairs and landing to 1st floor: Leaded obscured window to side, doors open to 4 bedrooms and a family bathroom.

Bedroom one: 14’1” x 10’4”: PVC double glazed windows to fore, space for double bed and complementing suite, radiator, fitted wardrobes, door back to landing.

Bedroom two: 14’ x 9’ 10: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

Bedroom three: 12’7” x 7’1”: PVC double glazed window to rear and side, space for double bed and complementing suite, radiator, door back to landing.

Bedroom four: 9’9” x 8’5”: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

Family bathroom: PVC double glazed obscured window to side, suite comprising bath, low-level WC and vanity wash hand basin, ladder style radiator, tiled splashback and door back to landing.

Rear garden: Paved patio advances from the accommodation and leads to lawn, mature shrubs and bushes line and privatise the properties border with access being given back into the home via door to kitchen.

Single garage: Please check suitability for your own vehicle, up and over garage door to fore.

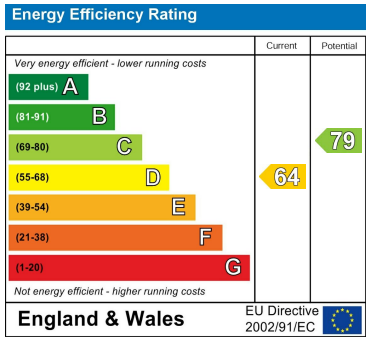
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

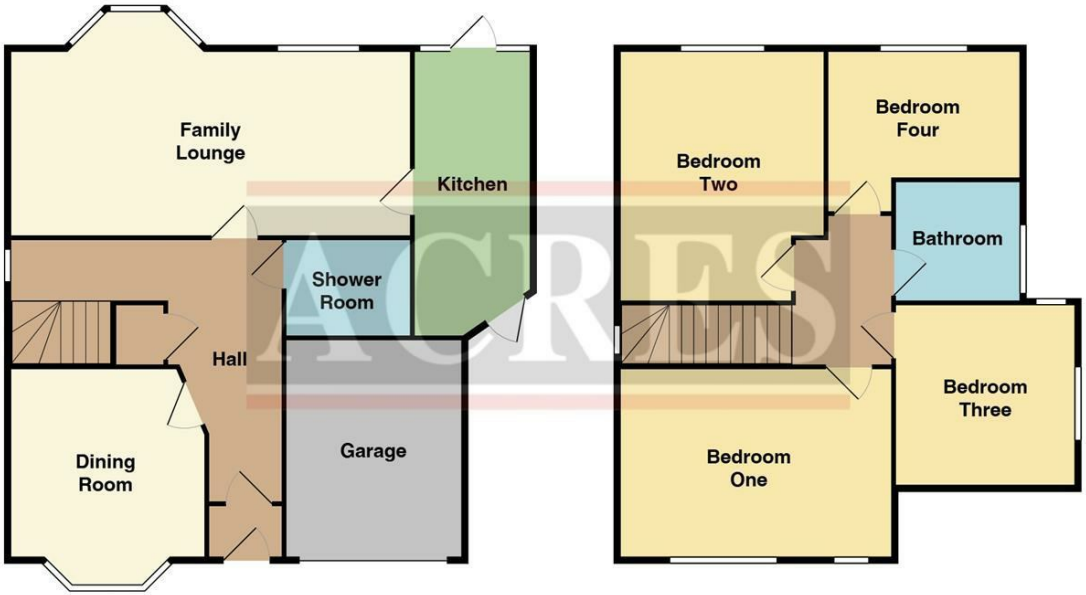
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : D COUNCIL : Sandwell

VIEWING: Highly recommended via Acres on 0121 358 6222



George Road, Great Barr, Birmingham, B43 6LG



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.