

# ACRES

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- EXTENDED SEMI DETACHED HOUSE
- THREE BEDROOMS
- TWO SPACIOUS RECEPTION ROOMS
- EXTENDED OPEN PLAN KITCHEN / DINER
- MODERN FAMILY SHOWER ROOM
- PRIVATE / STUNNING LANDSCAPED REAR GARDEN
- OFF ROAD PARKING TO FRONT
- HIGH SPEC THROUGHOUT
- IDEAL FIRST TIME BUY
- SOUGHT AFTER LOCATION



**OLD OSCOTT HILL, GREAT BARR, B44 9SR - OFFERS OVER £279,000**

Discover this stunning, well-presented and thoughtfully extended three-bedroom semi-detached family home, ideally positioned with convenient access to local schooling, shops, and public transport links. Finished to a high standard throughout, this beautiful home offers both style and practicality, making it an exceptional opportunity for first-time buyers. The property benefits from a driveway providing off-road parking, with the front door opening into an immaculately presented, light and airy hallway. From here, you are welcomed into a spacious front reception room, complemented by a second, generous rear reception room, which flows seamlessly into the stunning, extended, modern open-plan kitchen/diner—the true heart of the home, perfect for family living and entertaining. To the first floor, a spacious landing leads to two well-proportioned double bedrooms, a third single bedroom, and a modern family shower room, all beautifully maintained. To the rear, the property boasts a well-manicured and private garden, featuring a patio area, access to the rear garage, and a large lawned area with a shed positioned at the far end. The garden provides an excellent outdoor retreat with superb privacy. This exceptional home is finished to a high standard throughout, offering turnkey living and an ideal choice for first-time buyers seeking a property that truly stands out. HURRY BEFORE YOU'RE TOO LATE!

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

HALLWAY: 6'6 max, 3'7 min x 14'7: A light and airy entrance with stairs to first floor, radiator and doors into;

FRONT RECEPTION ROOM: 9'9 max, 8'7 min x 12'6: A great size living space with fire surround and fire, radiator and double glazed bay window to front.

REAR RECEPTION ROOM: 10'2 max, 8'9 min x 12'1: A further living space with open fireplace and fire, radiator along with being open plan and leading into;

OPEN PLAN KITCHEN/DINER: 15'9 max, 5'9 min x 17'9 max, 8'5 min: A stunning extended open plan fitted kitchen / diner with a range of modern drawer base and eye level units, work surfaces, Belfast sink with mixer tap over, integrated oven, gas hob with extractor hood over, tiling to splashback, spotlights to ceiling, space and plumbing for washing machine and dishwasher, space for fridge freezer, space for tumble dryer, radiator, dining area having double glazed double doors to rear.

LANDING: 2'9 x 8'6: Double glazed window to side and doors into;

BEDROOM ONE: 10'2 x 13'5 (bay): A great size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 10'2 x 11'7: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 6'4 x 6'8: A final bedroom with double glazed window to front and radiator.

BATHROOM: 6'4 x 6'5: A modern fitted suite with walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C, tiling to part walls, radiator and double glazed opaque window to rear.

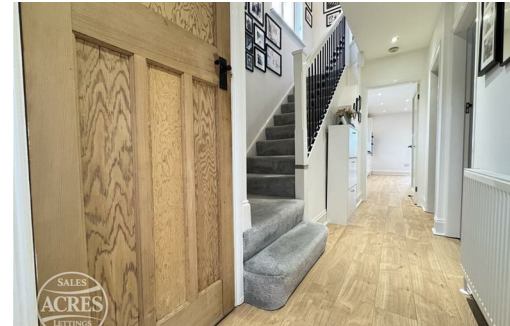
REAR GARDEN: A good well maintained size garden with paved patio area and lawn along with fencing to borders along with shed unit to far rear and access into garage.

TENURE: We have been informed by the vendors that property is Freehold. (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



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**COUNCIL TAX BAND :** B                      **COUNCIL :** Birmingham

**VIEWING:** Highly recommended via Acres on 0121 358 6222

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Old Oscott Hill, Birmingham, B44 9SR



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.