

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- Superb, detached family home
- Three double bedrooms
- Well appointed family bathroom
- Considerable family lounge
- Fitted breakfast kitchen
- Dining room & secondary reception room
- Downstairs shower room/w.c.
- Deep entrance hall & large porch
- Multivehicle drive to fore
- Low maintenance rear garden



***CRAYTHORNE AVENUE, BIRMINGHAM, B20 1LW - OFFERS OVER £385,000***

Positioned within the ever-popular area of Hamstead, Great Barr, this superb three-bedroomed detached freehold family home offers impressive internal proportions together with tasteful décor throughout, making it an excellent opportunity for large and growing families alike. Ideally situated within walking distance of a wide range of local shopping amenities, well-regarded schooling, public transport links and public parks, the property provides exceptional convenience for day-to-day family living. Benefitting from gas central heating and PVC double glazing (both where specified), the accommodation briefly comprises: large enclosed porch, deep and welcoming entrance hall, a considerable family lounge opening through to a rear dining room, fitted breakfast kitchen, downstairs shower room/W.C. and an additional reception room offering versatile living space. To the first floor are three generously proportioned double bedrooms, all serviced by a well-appointed family bathroom. Externally, the home is approached via a block paved driveway providing ample off-road parking, while to the rear, the garden has been thoughtfully laid mainly to paving, creating a low-maintenance outdoor space ideal for entertaining, relaxing and socialising during the warmer months. Offering spacious and well-presented accommodation in a highly sought-after residential location, early internal inspection is highly recommended to fully appreciate the home and accommodation on offer.

Set back from the road behind a multivehicle block paved drive, access is gained into the home via a PVC double glazed French door with windows to side, into:

Porch: PVC double glazed windows to side, space is provided for storage, an obscure door opens into:

Entrance hall: Internal doors open to a family lounge, breakfast kitchen, downstairs shower room/w.c. and a secondary reception room, radiator, stairs off to 1st floor.

Family lounge: 23'02" x 11'04": PVC double glazed bay window to fore, space for complete lounge suite, gas coal effect fire, radiator, door back to entrance hall and patio doors open to:

Dining room: 11'04" x 9'06": PVC double glazed patio doors to rear, space for dining table and chairs, radiator, patio doors back to lounge and a single door opens into:

Breakfast kitchen: 11'08" x 11'05": PVC double glazed window to rear with obscure door to side, matching wall and base units with recesses for dishwasher and fridge/freezer, integral oven with grill over, roll edged work surface with stainless steel sink drainer unit, 5 ring gas hob with extractor canopy over, tiled splashbacks, doors back to dining room and entrance hall.

Reception room: 14'01" x 7'02": PVC double glazed windows to fore, space for varying uses, radiator, door back to entrance hall.

Shower room: PVC double glazed obscure window to side, low level w.c. and pedestal wash hand basin, tiled splashbacks, ladder style radiator, door to airing cupboard and back to entrance hall.

Stairs & landing: PVC double glazed obscure window to side, doors open to three bedrooms and a family bathroom.

Bedroom one: 11'07" x 11'05": PVC double glazed window to rear, space for double bed and complimenting suite, radiator, door to landing.

Bedroom two: 11'05" x 11'01": PVC double glazed window to fore, space for double bed and complimenting suite, radiator, door to landing.

Bedroom three: 11'06" x 8'02": PVC double glazed window to fore, space for double bed and complimenting suite, radiator, door to landing.

Bathroom: PVC double glazed obscure window to rear, suite comprising bath, low level w.c. and pedestal wash hand basin, tiled splashbacks, ladder style radiator, door back to landing.

Rear garden: Paved patio advances from the home, access is given back into the property via doors to dining room and breakfast kitchen.

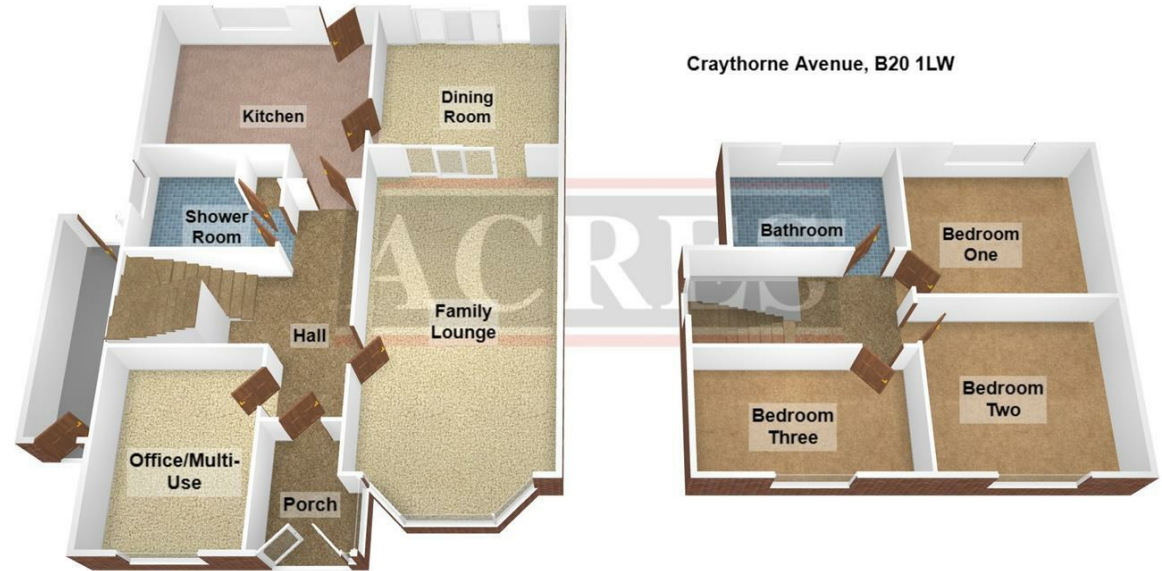


**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND :** D                      **COUNCIL :** Birmingham

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D	68		
(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.