

ACRES

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- EXTENDED SEMI DETACHED FAMILY HOME
- THREE SPACIOUS BEDROOMS (BEDROOM THREE EXTENDED)
- LOFT ROOM OFF MASTER BEDROOM
- EXTENDED FAMILY BATHROOM
- SPACIOUS LIVING ROOM
- EXTENDED OPEN PLAN KITCHEN / DINER
- DOWNSTAIRS GUEST W.C.
- OFF ROAD PARKING & GARAGE
- SPACIOUS REAR GARDEN AND STUNNING VIEWS
- PLANNING PERMISSION APPROVED FOR 1.8M REAR EXTENSION



POMEROY ROAD, GREAT BARR, B43 7LL - OFFERS AROUND £300,000

Situated on the ever-popular Pheasey Estate, this spacious and heavily extended semi-detached family home occupies a sought-after location with excellent access to highly regarded schools, local shops and superb public transport links, making it an ideal choice for first-time buyers and growing families alike. The property benefits from a generous driveway providing ample off-road parking, together with a shared driveway leading to a single garage. Internally, the accommodation begins with a spacious enclosed porch opening into an extended and welcoming hallway. To the front of the property is a well-presented living room, while the rear boasts an impressive extended open-plan kitchen, dining and family living area, creating the perfect space for modern family life and entertaining. The ground floor is further complemented by a convenient guest W.C. To the first floor, a spacious landing provides access to two generous double bedrooms, a well-proportioned extended third bedroom and a beautifully extended family bathroom. The master bedroom also benefits from a spiral staircase leading to a versatile loft area. Externally, the rear garden has been designed for low-maintenance living, featuring a patio seating area leading onto a lawn, all whilst enjoying stunning open views across Barr Beacon. Offering spacious and versatile accommodation throughout, this fantastic family home combines a desirable location with generous living space and is perfectly suited to first-time buyers, upsizing families or those seeking a home ready to move straight into. **HURRY BEFORE YOU'RE TOO LATE!**

Accessed from the fore via brick block driveway offering off road parking, lawned area and shared driveway leading to garage front, double glazed entrance door, into;

PORCH: 5'5 x 3'3: Double glazed windows and internal door into;

HALLWAY: 6'8 max, 3'3 min x 14'9: A light and airy entrance with stairs to first floor, understairs storage cupboard, radiator and doors into;

LIVING ROOM: 11'4 max, 10'3 min x 12'9 (bay): A great size living space with fire surround and fire, radiator and double glazed bay window to front.

EXTENDED OPEN PLAN KITCHEN/DINER: 17'9 max, 10'3 min x 18'7 max, 12'8 min: A open plan extended fitted kitchen / diner with base units, work surfaces, sink and drainer under double glazed window to rear, gas hob, tiling to splashback, tiling to floor, space and plumbing for washing machine, space for fridge freezer, radiator, wall mounted central heating boiler, double glazed door and window to rear and door to rear.

GUEST W.C: Fitted with close couple W.C, wash hand basin, tiling to floor and double glazed opaque window.

LANDING: 4'2 x 5'8: Having double glazed opaque window to side and doors into;

BEDROOM ONE: 9'8 max, 7'9 (wardrobe) x 16'6 (bay): A great size double bedroom with built in wardrobe system, spiral staircase up to loft area, double glazed window to front and radiator.

BEDROOM TWO: 9'7 (wardrobe) x 9'7: A further good size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM THREE: 7'7 x 9'6 max, 8'5 min: A final extended spacious single bedroom with built in wardrobe system, double glazed window to front and radiator.

BATHROOM: 8'2 max, 5'5 min x 13'2: A extended family bathroom with fitted suite to include; panelled bath, walk in shower cubicle, wash hand basin set into a large vanity unit, close couple W.C, tiling to part walls, radiator and double glazed opaque window to rear.

LOFT AREA: 11'7 x 11'2: A great additional space accessed from Bedroom one having radiator, electricity and double glazed skylight.

REAR GARDEN: A good size garden with paved patio area, a further decked area to rear along with fencing to borders along with stunning views over Barr Beacon.

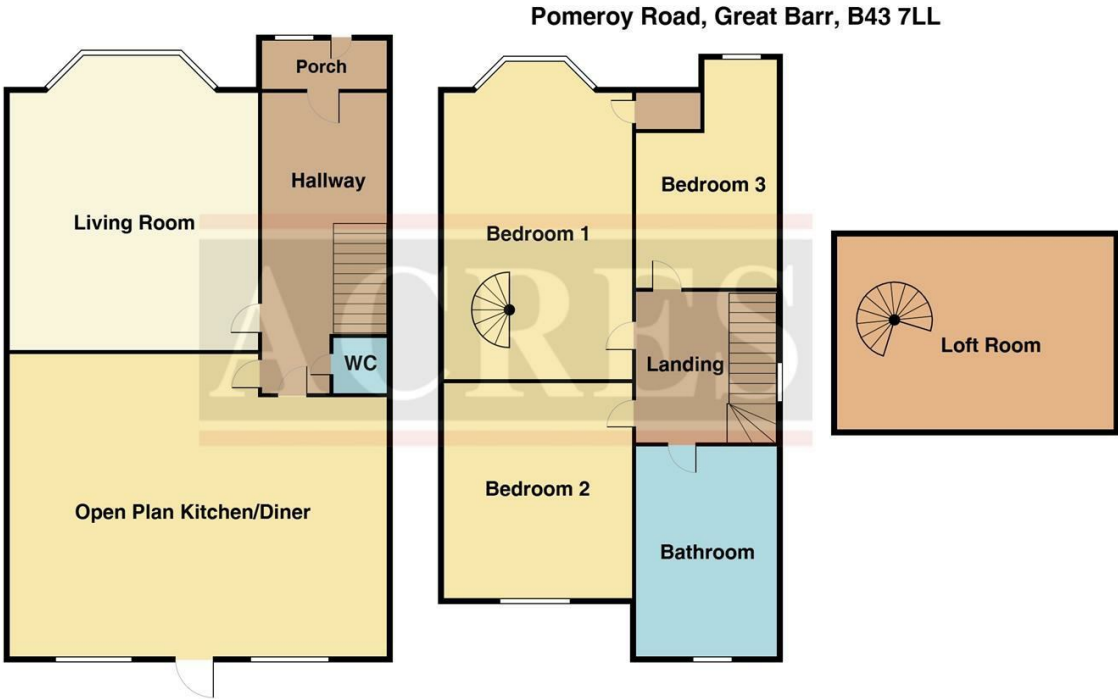
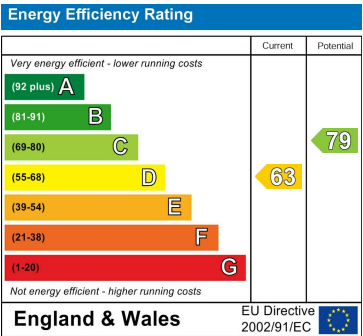
GARAGE: Having up and over door, light and power. (Please check the suitability of this garage for your own vehicle)



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 :** Walsall

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.

