ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- EXTENDED MID TERRACED FAMILY HOME
- THREE DOUBLE BEDROOMS
- LOFT CONVERSION / MASTER BEDROOM
- SPACIOUS LIVING ROOM
- MODERN OPEN PLAN KITCHEN / DINER
- FITTED FAMILY BATHROOM
- IDEAL FIRST TIME BUY
- SOUGHT AFTER LOCATION
- OFF ROAD PARKING TO FRONT
- NO UPWARD CHAIN

GRINDLEFORD ROAD, GREAT BARR, B42 2SG - OFFERS OVER £220,000

Acres are delighted to offer for sale this heavily extended three double bedroom mid-terraced property located on The Beeches with fantastic local schooling, public transport links into Birmingham City Centre that benefits from double glazing and gas central heating (both where specified). The interiors include enclosed porch leading hallway, welcoming & very well presented living room leading into open plan modern fitted kitchen / diner. To the first floor is a landing with further stair case to master bedroom and two further double bedrooms along with a fitted family bathroom to the first floor! Outside is a spacious driveway with parking space for multiple cars and to the rear is a patio to fore leading to lawn. This is a very popular road so an early viewing is highly recommended to appreciate the potential throughout! HURRY BEFORE YOU'RE TOO LATE - IDEAL FIRST TIME BUY – NO UPWARD CHAIN!

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

PORCH: 7'6 x 2'6: Double glazed windows and internal door into;

LOUNGE: 15'10 X 11'7: Stairs to first fllor and a great size living area with wall mounted feature fire and media wall, radiator and double glazed bay window to front.

OPEN PLAN FITTED KITCHEN/DINER: 15'10 x 9'10: A modern open plan fitted kitchen / diner with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, gas hob with extractor hood over, tiling to splashback, tiling to floor space and plumbing for washing machine, space for tumble dryer and fridge freezer, radiator and double glazed door to rear.

LANDING: 6'4 max, 2'7 min x 5'9: Doors into;

BEDROOM ONE: 12'0 x 8'8: A great size double bedroom with double glazed window to front, built in wardrobes and radiator.

BEDROOM TWO: 11'4 x 9'11: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 8'10 x 6'9: A final bedroom with double glazed window to front and radiator and staircase leading to loft.

BATHROOM: 5'9 x 6'7: Fitted suite with panelled bath, shower over, wash hand basin, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to rear.

SECOND FLOOR LANDING: 3'1 x 5'8: Stairs leading to;

LOFT ROOM: 14'3 x 10'7: A great additional space with double glazed Velux window to rear and radiato.

REAR GARDEN: A good size garden with paved patio area and lawn with fencing to borders.

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

The Property Ombudsman

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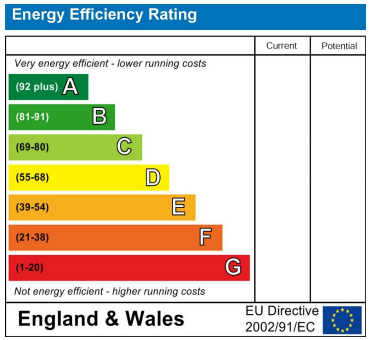
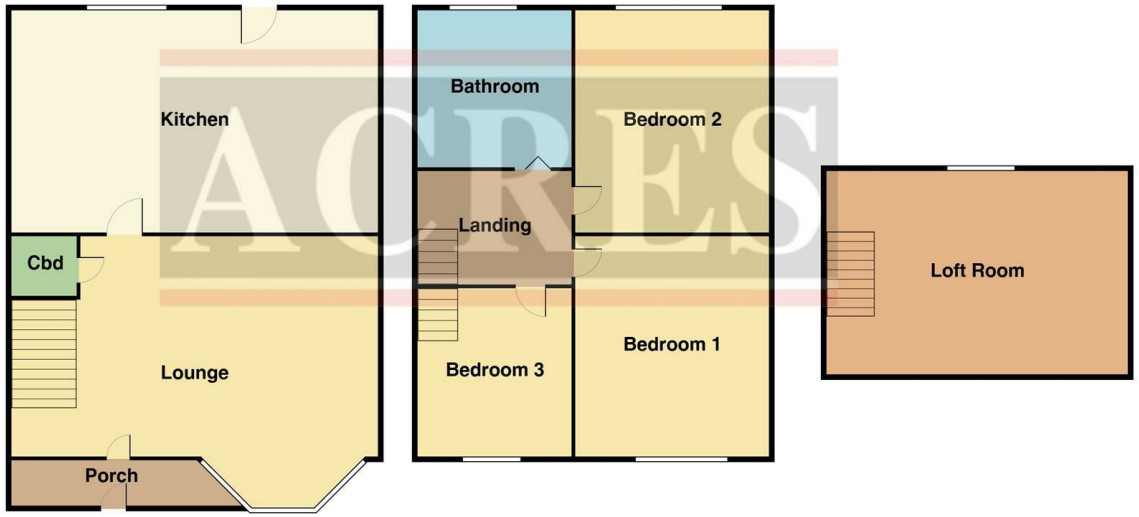
COUNCIL TAX BAND : B COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 358 6222



11 Grindleford Road, Great Barr, B42 2SG



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.