ACRES

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- EXTENDED SEMI DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- SPACIOUS THROUGH LIVING ROOM
- EXTENDED OPEN PLAN KITCHEN / DINER
- DOWNSTAIRS FAMILY SHOWER ROOM
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- LOW MAINTIANCE REAR GARDEN
- HIGH SPEC THROUGHOUT
- IDEAL FIRST TIME BUY / FAMILY HOME





HAMSTEAD ROAD, GREAT BARR, B43 5BD - OFFERS AROUND £335,000

An extremely well-presented and heavily extended three double-bedroom semi-detached family home, ideally situated in the heart of Great Barr, with excellent access to fantastic local schooling, public transport links and shops nearby. The property benefits from a large driveway providing ample off-road parking, with access into a spacious enclosed porch. Internally, a light and airy hallway leads into a generous through living room, along with a modern open-plan fitted kitchen and dining area, perfect for family living and entertaining. The ground floor also benefits from a modern guest shower room. To the first floor is a spacious landing providing access to three well-proportioned double bedrooms, together with a modern fitted family bathroom. To the rear is a low-maintenance garden featuring a paved patio area and artificial lawn, providing an ideal outdoor space with minimal upkeep. This fantastic family home offers spacious and versatile accommodation throughout and would make an ideal purchase for first-time buyers or growing families, providing a fantastic living environment with plenty of space to enjoy. HURRY BEFORE YOU'RE TOO LATE!

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

PORCH: 10'3 x 3'4: Double glazed windows and internal door into;

HALLWAY: 6'2 max, 4'6 min x 19'4: A light and airy entrance with stairs to first floor, cupboard space, radiator and doors into;

THROUGH LOUNGE/DINER: 10'5 x 18'9: A great size through living and dining space with fire surround and fire, radiator and double glazed window to front and double glazed double doors to rear.

EXTENDED OPEN PLAN KITCHEN/DINER: 10'1 x 22'3: A extended open plan modern 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, space and plumbing for washing machine and dishwasher, fridge freezer, radiator to dining area, spotlights to ceiling and double glazed window to front.

DOWNSTAIRS SHOWER ROOM: 2'9 x 6'8: A modern fitted suite with walk in shower cubicle, close couple W.C, wash hand basin set into vanity unit, modern vertical radiator / towel rail and double glazed opaque window to rear.

LANDING: 6'3 x 4'11: Doors into;

BEDROOM ONE: 10'1 x 16'5: A great size double bedroom with double glazed window to front and radiator.

BEDROOM TWO: 15'8 x 8'8: A further good size double bedroom with double glazed window to front and radiator.

BEDROOM THREE: 10'3 x 9'9: A spacious double bedroom with double glazed window to rear and radiator.

BATHROOM: 6'1 x 5'5: A modern fitted suite with panelled bath, shower over, wash hand basin, close couple W.C, tiling to walls, tiling to floor, radiator and double glazed opaque window to rear.

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





















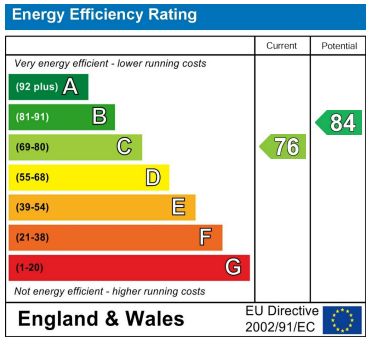
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

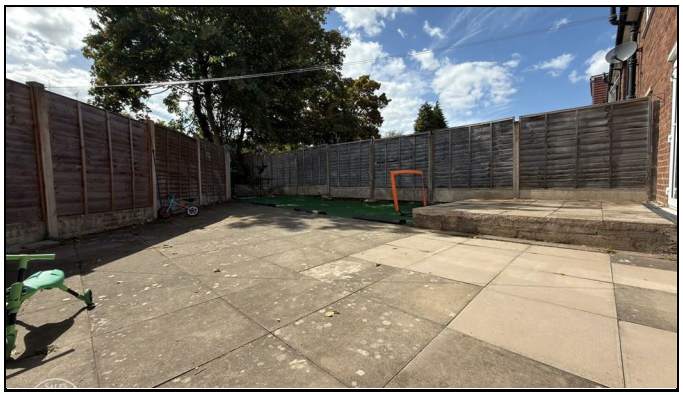
The Property Ombudsman

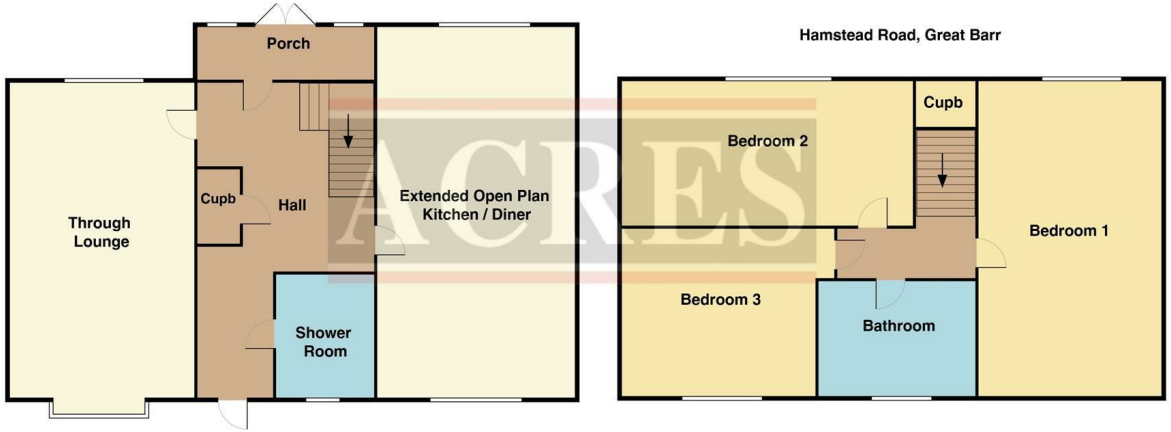
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : B COUNCIL : Sandwell

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.