

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
☎ 0121 358 6222 ✉ greatbarr@acres.co.uk @ www.acres.co.uk



- EXTENDED SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- SPACIOUS THROUGH LOUNGE / DINER
- EXTENDED FITTED KITCHEN
- SEPARATE UTILITY AREA
- WELL PRESENTED CONSERVATORY
- DOWNSTAIRS GUEST W.C.
- FITTED FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- IDEAL FIRST TIME BUY



**THETFORD ROAD, GREAT BARR, B42 2JA - OFFERS OVER £255,000**

This well-presented and extended three-bedroom semi-detached family home is set in the heart of Great Barr, perfectly positioned for access to local shops, excellent public transport links, and highly regarded schooling nearby. The property offers a spacious driveway leading to a light and airy hallway providing access into a generous through lounge come dining room. From here, the home flows seamlessly into an extended fitted kitchen, complemented by a separate utility room and a convenient guest downstairs WC. The ground floor also benefits from a spacious conservatory, offering an ideal additional living space with views over the rear garden. To the first floor, a welcoming landing area leads into two well-proportioned double bedrooms, a third single bedroom, and a fitted family bathroom. Outside, the property boasts a well-presented rear garden featuring a patio area leading to a neatly maintained lawn, along with an outhouse to the far rear—perfect for storage or adaptable for multiple uses. Turnkey ready and ideal for first-time buyers, this delightful home offers comfortable family living in a highly sought-after location. **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: A light and airy entrance with stairs to first floor, radiator and door into;

LIVING ROOM: 14'0 x 10'10: A great size living space with radiator and double glazed bay window to front, leading through to;

DINING ROOM: 13'5 x 10'4: A further good sized living / dining space with wall mounted fire, radiator and double glazed double sliding doors into;

CONSERVATORY: 9'4 x 9'4: Double glazed windows, radiator and double glazed double doors to rear garden.

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

FITTED KITCHEN: 11'9 x 6'0: A extended fitted kitchen with a range of drawer base and eye level units, work surfaces, sink and drainer, integrated oven, gas hob with extractor hood over, tiling to splashback, space and plumbing for dishwasher, space for fridge freezer, radiator and door into;

LANDING: Double glazed window to side and doors into; Access into loft and doors into;

BEDROOM ONE: 14'7 x 10'8: A great size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 11'3 x 11'2: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 7'3 x 5'11: A final bedroom with double glazed window to front and radiator.

BATHROOM: A 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 garden with paved patio area and lawn with mature plants, shrubs and trees along with fencing to borders and a fantastic outhouse to far rear ideal for a home office.

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.



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

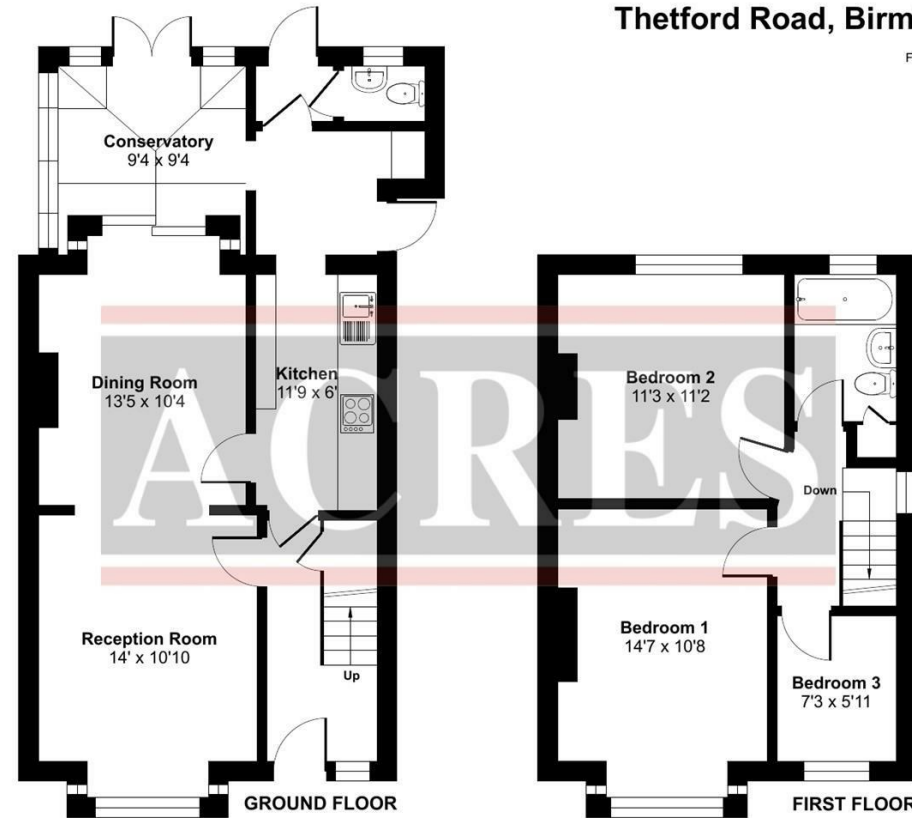
**VIEWING:** Highly recommended via Acres on 0121 358 6222

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Thethford Road, Birmingham, B42**

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Acres Estate Agent. REF: 1446398

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.

