

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- EXTENDED SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- EXTENDED THROUGH LIVING / DINING ROOM
- EXTENDED FITTED KITCHEN
- DOWNSTAIRS GUEST W.C.
- FITTED FAMILY BATHROOM
- DRIVEWAY & SIDE GARAGE
- POTENTIAL TO EXTEND FURTHER (STPP)
- SOUGHT AFTER LOCATION
- NO UPWARD CHAIN



SCOTT ROAD, GREAT BARR, B43 6JT - OFFERS OVER £325,000

Presenting this extended three-bedroom semi-detached family home, offering fantastic potential for further extension and internal modernisation, making it an excellent opportunity for first-time buyers or those looking to create their ideal family home. To the front, the property benefits from a driveway providing off-road parking, leading to a side garage. Entry is via an enclosed porch which opens into a spacious hallway, giving access to the main ground floor accommodation. The property features an extended open-plan living and dining room, providing a generous and versatile space for both relaxing and entertaining, alongside an extended fitted kitchen and a convenient guest downstairs WC. To the first floor, a spacious landing leads into two well-proportioned double bedrooms, a third single bedroom, and a fitted family bathroom. Externally, the property enjoys a low-maintenance rear garden comprising a patio area leading onto a lawn, offering a pleasant outdoor space. Offered with no upward chain, this home presents superb potential throughout and is ideally suited for first-time buyers or those seeking a property with scope to further enhance and extend. HURRY BEFORE YOU'RE TOO LATE!

Accessed via large driveway allowing off road parking to front along with access to garage front and door leading into;

PORCH: 7'8 x 4'0: A large porch area with double glazed door and windows and further door leading into;

HALLWAY: 5'4 max, 2'9 min x 14'2: Stairs to first floor, radiator, double glazed window and doors into;

THROUGH LIVING ROOM: 11'3 x 24'4 (bay) 21'6 min: A great size through living / dining area with fire surround and fire, radiator, double glazed bay window to front and feeding into;

EXTENDED DINING ROOM: 8'3 x 9'0: A great size extended reception area with radiator and double glazed double doors to rear along with door into;

EXTENDED FITTED KITCHEN: 12'8 x 12'5 max, 9'2 min: A extended fitted kitchen with 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, space for fridge freezer and radiator along with door to rear.

LANDING: 6'3 max, 2'5 min x 6'6: Double glazed opaque window to side and doors into;

BEDROOM ONE: 10'5 max, 9'3 min x 13'7 (bay) 10'8 min: A great size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 11'2 max, 9'7 min x 10'9: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 6'3 x 7'2: A final spacious single bedroom with double glazed window to front and radiator.

BATHROOM: 5'3 x 6'9: Fitted suite with panelled bath, shower over, wash hand basin, close couple W.C., tiling to walls, radiator and double glazed opaque window to rear.

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

SIDE GARAGE: 14'9 max, 9'4 min x 16'1 max, 14'0 min: Up and over door, ceiling light and power points along with double doors to rear.

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: C

VIEWING: Recommended via Acres on 0121 358 6222.



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COUNCIL TAX BAND : C **COUNCIL :** Sandwell

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		84
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



66 Scott Road, Great Barr, B43 6JT



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.

