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Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- HEAVILY EXTENDED SEMI DETACHED FAMILY HOME
- FIVE SPACIOUS BEDROOMS
- WELL PRESENTED LIVING ROOM
- STUNNING & EXTENDED OPEN PLAN KITCHEN / DINER / SITTING ROOM
- ADDITIONAL THIRD RECEPTION ROOM
- TWO MODERN FAMILY SHOWER ROOMS
- OFF ROAD PARKING TO FRONT
- LARGE GARDEN AND WELL PRESENTED OUTHOUSE
- EXTREMELY SOUGHT AFTER LOCATION
- NO UPWARD CHAIN

PAGES LANE, GREAT BARR, B43 6LP - OFFERS AROUND £485,000

This heavily extended and exceptionally well-presented five-bedroom semi-detached family home is situated on the ever-popular Pages Lane in the heart of Great Barr, offering excellent access to motorway links, public transport, local shops, and highly regarded schools. The property benefits from a large driveway providing ample off-road parking and briefly comprises a welcoming hallway, a light and airy living room to front, an impressive extended open-plan modern kitchen, dining and sitting area to rear along with a third reception room, and a contemporary downstairs shower room / guest W.C.. To the first floor, a spacious landing leads to four double bedrooms, a fifth single bedroom, and a modern family shower room. Externally, the low-maintenance rear garden features patio areas, a lawn, and a brick-built outhouse with electricity and lighting, ideal for a home office, gym, or additional storage. Finished to an excellent standard throughout, this turnkey-ready family home is offered with no upward chain and must be viewed to be fully appreciated. HURRY BEFORE YOU'RE TOO LATE - NO UPWARD CHAIN!

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

PORCH: 6'1 x 4'6: Double glazed windows and internal door into;

HALLWAY: A light and airy entrance with stairs to first floor, radiator, spotlights to ceiling and doors into;

FRONT RECEPTION ROOM: 10'8 max, 9'6 min x 14'7: A great size living space with fire surround and fire, radiator and double glazed bay window to front.

EXTENDED REAR RECEPTION ROOM: 13'4 max, 10'3 min x 24'7: A further good sized extended living / dining space having radiator, spotlights to ceiling and double glazed windows and double doors to rear along with wrapping around into;

EXTENDED OPEN PLAN KITCHEN/DINER: 10'4 x 19'8 max, 10'7 min: A stunning and extended open plan fitted kitchen / diner with a range of modern drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, space for gas cooker with extractor hood over, tiling to splashback, space for fridge freezer ,spotlights to ceiling, skylight, radiator and door into;

GUEST W.C/SHOWER ROOM: 7'1 x 4'8: A modern fitted suite with walk in shower cubicle, wash hand basin, close couple W.C both set into vanity unit, tiling to floor and walls, radiator and spotlight to ceiling.

STUDY / SITTING ROOM: 7'2 x 17'4: A great additional space for ones own use with double glazed window to front and radiator.

LANDING: Doors into;

BEDROOM ONE:10'6 max, 9'6 min x 14'7 (bay): A great size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 10'6 max, 9'6 min x 12'2: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 7'4 x 12'5: A third double bedroom with double glazed window to rear and radiator.

BEDROOM FOUR: 9'2 X 8'2: A fourth double bedroom with double glazed window to front and radiator.

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

BATHROOM: 3'4 X 10'6: A modern fitted suite with walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C, tiling to walls, tiling to floor, radiator.

REAR GARDEN: A good size garden with paved patio area and lawn along with fencing to borders, leading to;

OUTHOUSE: A fantastic additional space with double glazed windows and door, power and lighting.

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: D.

VIEWING: Recommended via Acres on 0121 358 6222.

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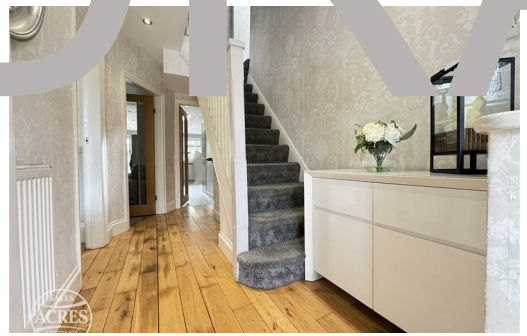

FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

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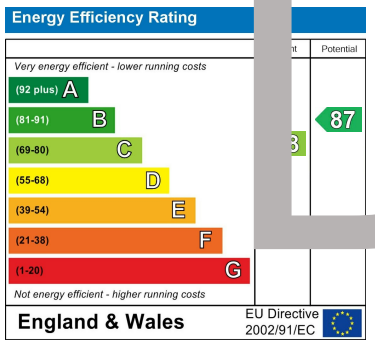
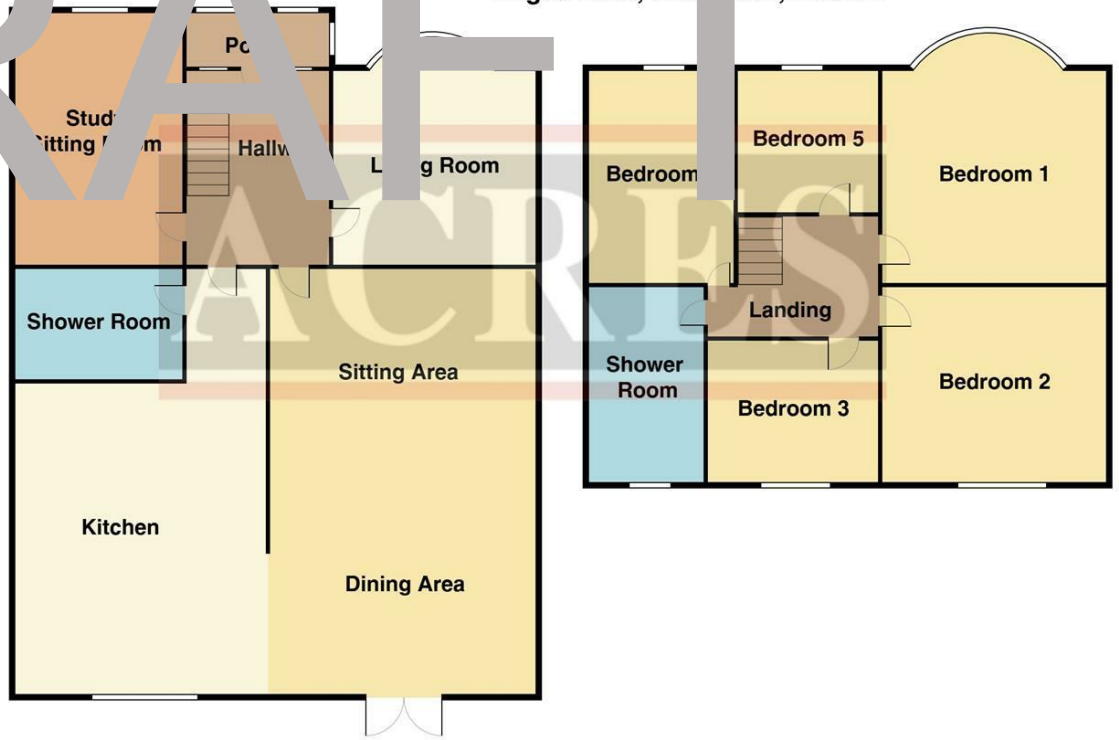
COUNCIL TAX BAND: C COUNCIL: Sandwell

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.

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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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.