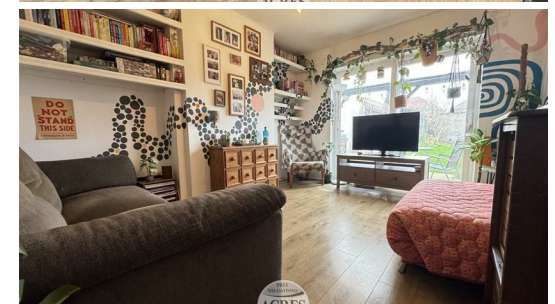


ACRES

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

DRAFT

- SEMI DETACHED FAMILY HOME
- THREE SPACIOUS DOUBLE BEDROOMS
- SPACIOUS FRONT RECEPTION ROOM
- ADDITIONAL REAR RECEPTION ROOM
- MODERN FITTED KITCHEN
- DOWNSTAIRS GUEST W.C.
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- IDEAL FIRST TIME BUY
- QUITE CUL-DE-SAC LOCATION



FAIRBOURNE AVENUE, BIRMINGHAM, B44 9AN - OFFERS AROUND £260,000

Discover this spacious three-bedroom semi-detached family home set in the heart of Great Barr, Birmingham, perfectly positioned for access to excellent local schooling, nearby shops, and convenient public transport links. The property features a generous driveway providing ample off-road parking, leading into an enclosed porch with further access into a welcoming hallway area. To the front sits a bright and spacious living room, complemented by an additional reception room to the rear—ideal as a dining room, family room or home office. The ground floor also benefits from a modern fitted kitchen and a convenient guest WC. To the first floor, a spacious landing leads to three well-proportioned double bedrooms, all served by a modern family bathroom. Externally, the property boasts a spacious rear garden complete with patio area, lawn and a single garage positioned at the far rear—offering excellent storage or potential for further use. Set within a quiet cul-de-sac location and ideal for first-time buyers, this delightful home presents fantastic potential and comfortable family living throughout. **HURRY BEFORE YOU'RE TOO LATE!**

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

PORCH: 6'5 x 2'6: Double glazed windows and internal door into;

HALLWAY: 6'3 max, 3'5 min x 13'3: A spacious entrance with stairs to first floor, radiator, understairs storage cupboard and door into;

FRONT RECEPTION ROOM: 11'9 max, 10'7 min x 15'1 (bay): A great size living space with radiator and double glazed bay window to front.

REAR RECEPTION ROOM: 10'9 max, 9'7 min x 13'8: A further good size living space with radiator and double glazed double doors to rear.

FITTED KITCHEN: 7'1 x 9'6: A modern fitted kitchen with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, electric hob with extractor hood over, tiling to splashback, tiling to floor, space and plumbing for washing machine, space for tumble dryer, space for fridge freezer, radiator, wall mounted central heating boiler and double glazed door to rear.

LANDING: 4'6 x 7'5: Doors into;

BEDROOM ONE: 12'8 x 13'5: A great size double bedroom with double glazed window to rear and radiator.

BEDROOM TWO: 10'4 max, 10'1 min x 15'1 (bay): A further good size double bedroom with double glazed bay window to front and radiator.

BEDROOM THREE: 7'9 x 8'3: A final spacious bedroom with double glazed window to front and radiator.

BATHROOM: 5'5 x 9'8: A modern fitted suite with panelled bath, separate walk in shower cubicle, wash hand basin, tiling to part walls, ladder style 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 along with single garage to far rear.

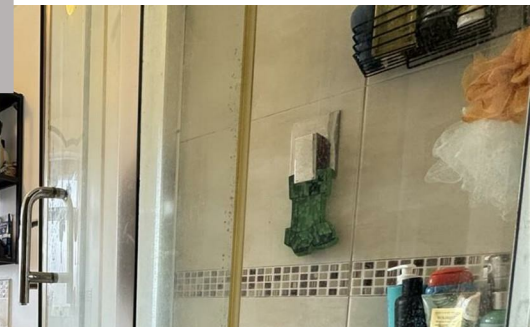
REAR GARAGE: Accessed via communal rear access, up and over garage door to front. (Please check the suitability of this garage for your own vehicle)

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

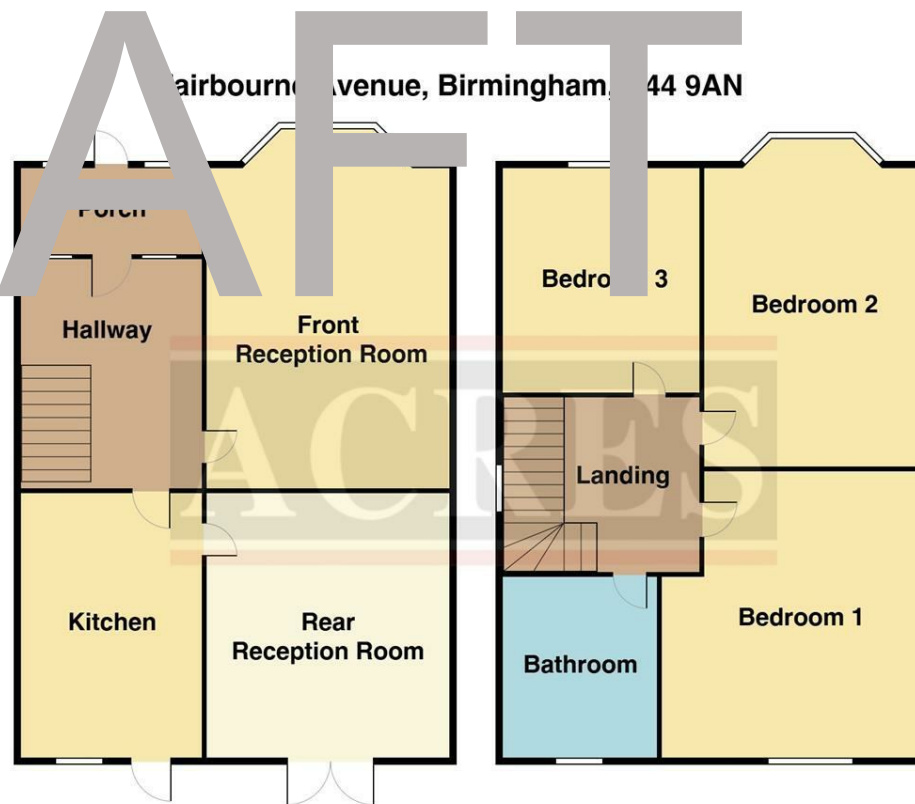
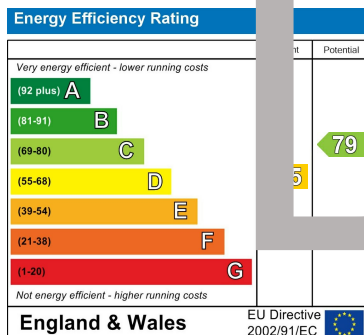
VIEWING: Recommended via Acres on 0121 358 6222.



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: C **COUNCIL:** Birmingham

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 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.