

ACRES

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- EXTENDED SEMI DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- SPACIOUS THROUGH LIVING ROOM
- ADDITIONAL RECEPTION ROOM / STUDY
- STUNNING OPEN PLAN EXTENDED KITCHEN / DINER
- SEPARATE UTILITY ROOM
- DOWNSTAIRS GUEST W.C.
- MODERN FAMILY SHOWER ROOM
- OFF ROAD PARKING TO FRONT
- SOUGHT AFTER LOCATION



LONGLEAT, GREAT BARR, B43 6PY - OFFERS AROUND £410,000

Set in the heart of Great Barr, this extremely well-presented and thoughtfully extended three-bedroom semi-detached family home offers spacious and versatile accommodation throughout. Ideally positioned close to highly regarded schools, local shops, and excellent public transport links, the property is perfectly suited to first-time buyers and growing families seeking a home ready to move straight into. To the front, the property benefits from off-road parking and a welcoming entrance leading into a bright and well-presented hallway. From here, access is provided to a spacious through living room, offering an excellent space for both relaxing and entertaining. The true heart of the home is the impressive extended open-plan kitchen and dining area to the rear, providing a stylish and sociable space ideal for modern family living. Complementing the kitchen is a separate utility room, helping to maximise practicality, while a versatile study offers the perfect space for home working or hobbies. A convenient downstairs guest W.C. completes the ground floor accommodation. The first floor features a spacious landing leading to three generous double bedrooms, all beautifully presented, together with a contemporary fitted shower room and a separate W.C. Outside, the low-maintenance rear garden has been designed for easy upkeep and enjoys a paved patio area, ideal for outdoor dining and entertaining, with a neatly maintained lawn beyond providing space for children to play or for relaxing during the warmer months. Finished to an excellent standard throughout, this superb family home combines generous living accommodation with a sought-after location, making it an outstanding opportunity for first-time buyers and growing families alike. Early viewing is highly recommended to fully appreciate everything this fantastic property has to offer. **HURRY BEFORE YOU'RE TOO LATE!**

Accessed from the fore via brick block driveway offering off road parking leading garage store front and to double glazed entrance door, into;

PORCH: Having double glazed windows and internal door into;

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

LIVING ROOM: 23'0 x 10'5: A great size through living space with fire surround, radiator and double glazed window to front.

OFFICE: 8'5 x 7'4: A good size additional office / living space with double glazed window to side.

GUEST W.C: Fitted with close couple W.C, wash hand basin set into vanity unit, tiling to splashback, tiling to floor, radiator and double glazed window to side.

FITTED KITCHEN: 17'11 x 11'7, DINING AREA: 7'9 x 11'5: A stunning modern and extended open plan 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, tiling to floor, space and plumbing for dishwasher, space for fridge freezer, radiator, spotlights to ceiling, dining area with double glazed bi-fold doors to rear garden.

STORAGE ROOM: Space and plumbing for washing machine.

LANDING: Access into loft and doors into;

BEDROOM ONE: 13'11 x 10'4: A great size double bedroom with double glazed window to front and radiator.

BEDROOM TWO: 8'11 x 13'10: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 11'9 x 8'4: A final double bedroom with double glazed window to front and radiator.

BATHROOM: 6'1 x 6'1: A modern fitted suite with walk in shower cubicle, wash hand basin set into vanity unit, tiling to walls, radiator and double glazed opaque window to rear.

SEPARATE W.C: Fitted with close couple W.C, wash hand basin set into vanity unit, tiling to floor and double glazed opaque window.

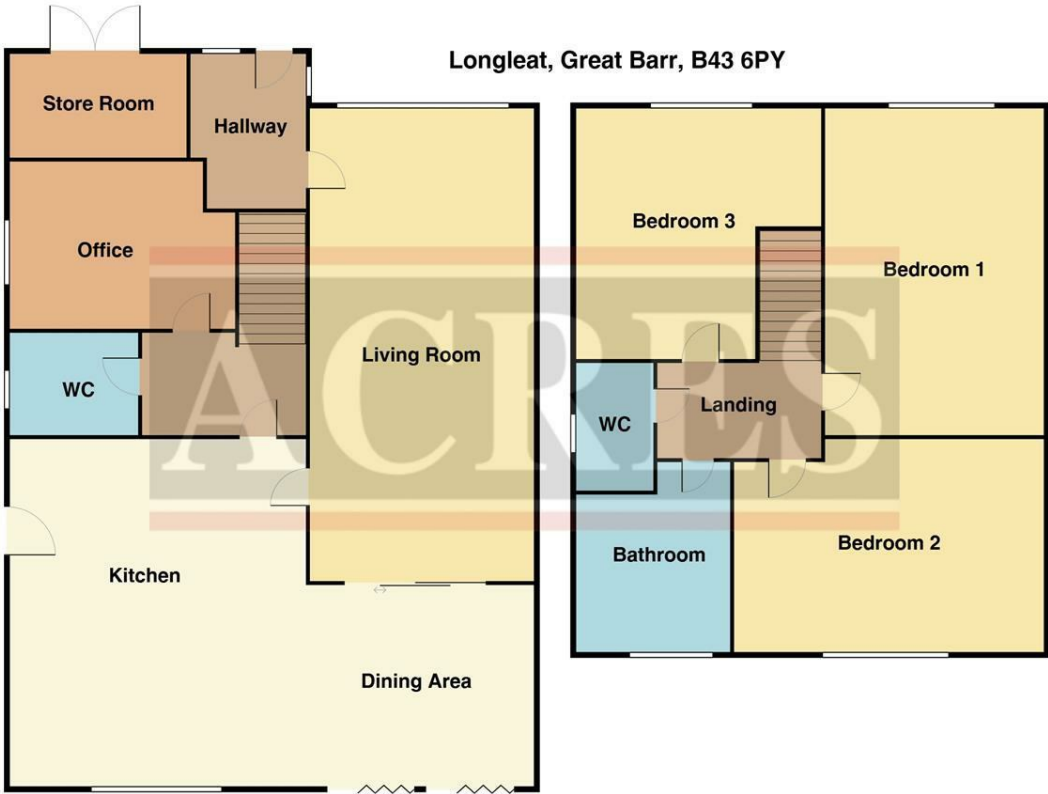
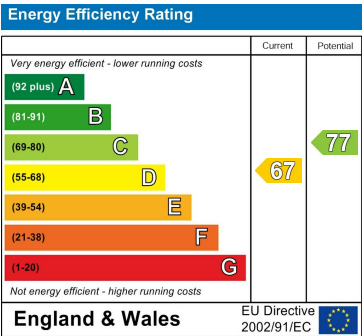
REAR GARDEN: A good size garden with paved patio area and lawn along with fencing to



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 : D 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.