

ACRES

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

- Detached Family Home
- Large Kitchen Diner
- Separate utility
- Lounge
- Conservatory
- Three bedrooms
- Family bathroom
- Large rear Garden
- Off road Parking
- Quiet Location close to park



GREEN LANE, GREAT BARR, B43 5LA - OFFERS AROUND £380,000

A Charming Three-Bedroom Detached Character Property in Great Barr

A beautifully presented detached character property, ideally situated in a popular area of Great Barr, offering a wonderful combination of traditional charm and modern living. The property features three good-sized bedrooms, a spacious modern fitted kitchen, separate utility room and a bright conservatory overlooking the large rear garden. Externally, there is generous off-road parking to the front and a substantial rear garden, providing an excellent space for families and entertaining. Conveniently located within walking distance of the park and close to a range of well-regarded schools and excellent transport links, this attractive home offers both character and practicality in a highly desirable location.

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

HALLWAY: 11'2 X 5'1: A light and airy entrance with stairs to first floor, radiator and doors into;

GUEST W.C: 4'6 x 4'9: Fitted with close couple W.C and wash hand basin set into vanity unit.

LIVING ROOM: 15'7 x 12'8: A great size living space with fire surround and fire, radiator and double glazed sliding doors into;

CONSERVATORY: 14'7 x 11'2: A fantastic additional living space with double glazed windows, tiling to floor and double glazed double doors to rear.

FITTED KITCHEN: 22'4 max, 20'5 min x 10'5: Fitted kitchen with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed bay window to front, integrated oven, electric hob with extractor hood over, tiling to splashback, tiling to floor, space for fridge freezer, radiator and door into;

UTILITY ROOM: 4'2 x 4'9: Space and plumbing for washing.

LANDING: Doors into;

BEDROOM ONE: 14'5 x 11'0: A great size double bedroom with built in wardrobe system, double glazed window to front and radiator.

BEDROOM TWO: 15'9 x 8'4: A further good size double bedroom with double glazed window to front and radiator.

BEDROOM THREE: 12'8 max, 10'3 min x 7'2: A final bedroom with double glazed window to rear and radiator.

BATHROOM: 8'7 x 5'5: A fitted suite with panelled bath, shower over, wash hand basin, close couple W.C, tiling to part walls, 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.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

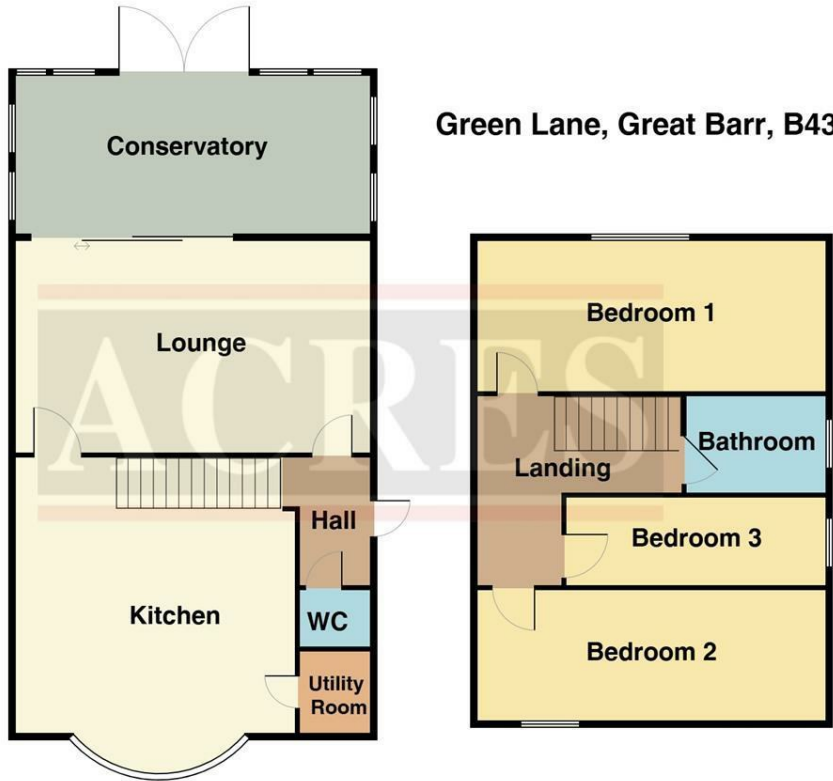


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : D COUNCIL : Sandwell

VIEWING: Highly recommended via Acres on 0121 358 6222

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive	
	2002/91/EC	



Green Lane, Great Barr, B43 5LA

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.