ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- DETACHED FAMILY HOME
- FOUR BEDROOMS
- MASTER BEDROOM WITH EN SUITE
- SPACIOUS LIVING ROOM
- ADDITIONAL DINING ROOM
- LARGE FITTED KITCHEN
- SEPARATE UTILITY ROOM
- DOWNSTAIRS GUEST W.C.
- OFF ROAD PARKING & GARAGE
- LOW MAINTENANCE REAR GARDEN

HOBHOUSE CLOSE, GREAT BARR, B42 1HB - OFFERS AROUND £399,000

This impressive four-bedroom detached family home is ideally positioned in the heart of Great Barr, nestled within a quiet cul-de-sac setting. The property offers spacious and versatile accommodation throughout, making it perfect for modern family living. The ground floor comprises a large and inviting living room, a separate dining room, a well-fitted kitchen with the added benefit of a separate utility, and a convenient downstairs guest WC. Upstairs, the master bedroom boasts fitted wardrobes and a private ensuite shower room, while three further well-proportioned bedrooms are served by the family bathroom. Externally, the property enjoys generous off-road parking to the front with access to an internal garage, while to the rear sits a large garden, ideal for entertaining and family activities. HURRY BEFORE YOU'RE TOO LATE!

Accessed from the fore via driveway offering off road parking along with access to internal garage front, well maintained front lawn leading to double glazed entrance door, into;

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

LIVING ROOM: 10’4 x 17’7 (bay): A great size living space with fire surround and fire, radiator and double glazed bay window to front along with double doors leading into;

DINING ROOM: 9’9 x 8’8: A further good sized living / dining space with radiator and double glazed double doors to rear along with door into;

FITTED KITCHEN: 11’9 x 8’7: A 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, gas hob with extractor hood over, tiling to splashback, tiling to floor, radiator and open plan access into;

UTILITY ROOM: 5’8 x 5’8: Fitted with wall and base units, sink and drainer under double glazed window, tiling to splashback, tiling to floor, space and plumbing for washing machine wall mounted central heating boiler and double glazed door to rear.

GUEST W.C: 2’6 x 5’1: Fitted with close couple W.C, wash hand basin, tiling to splashbacks and double glazed window to side.

LANDING:11’5 x 4’3: Doors into;

BEDROOM ONE: 10’4 x 11’3: A great size double bedroom with built in wardrobe system, double glazed window to front and radiator along with door leading into;

ENSUITE: 3’8 x 6’3: A fitted suite with walk in shower cubicle, close couple W.C, wash hand basin set into vanity unit, tiling to walls and floor and double glazed window to front.

BEDROOM TWO: 10’1 x 11’5 max, 8’9 min: A further good size double bedroom with double glazed window to rear, built in wardrobes and radiator.

BEDROOM THREE: 8’5 x 12’4: A third double bedroom with double glazed window to front and radiator.

BEDROOM FOUR: 9’8 x 6’8: A final bedroom with double glazed window to rear and radiator.

BATHROOM: 5’2 x 9’1: A fitted suite with panelled bath, shower over, wash hand basin, 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 fencing to borders.

GARAGE: 8’2 x 17’2: With up and over door front, ceiling light and power points. (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: E.

VIEWING: Recommended via Acres on 0121 358 6222.

FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

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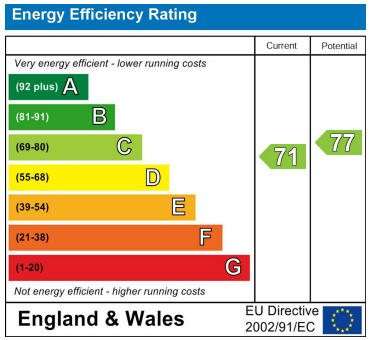
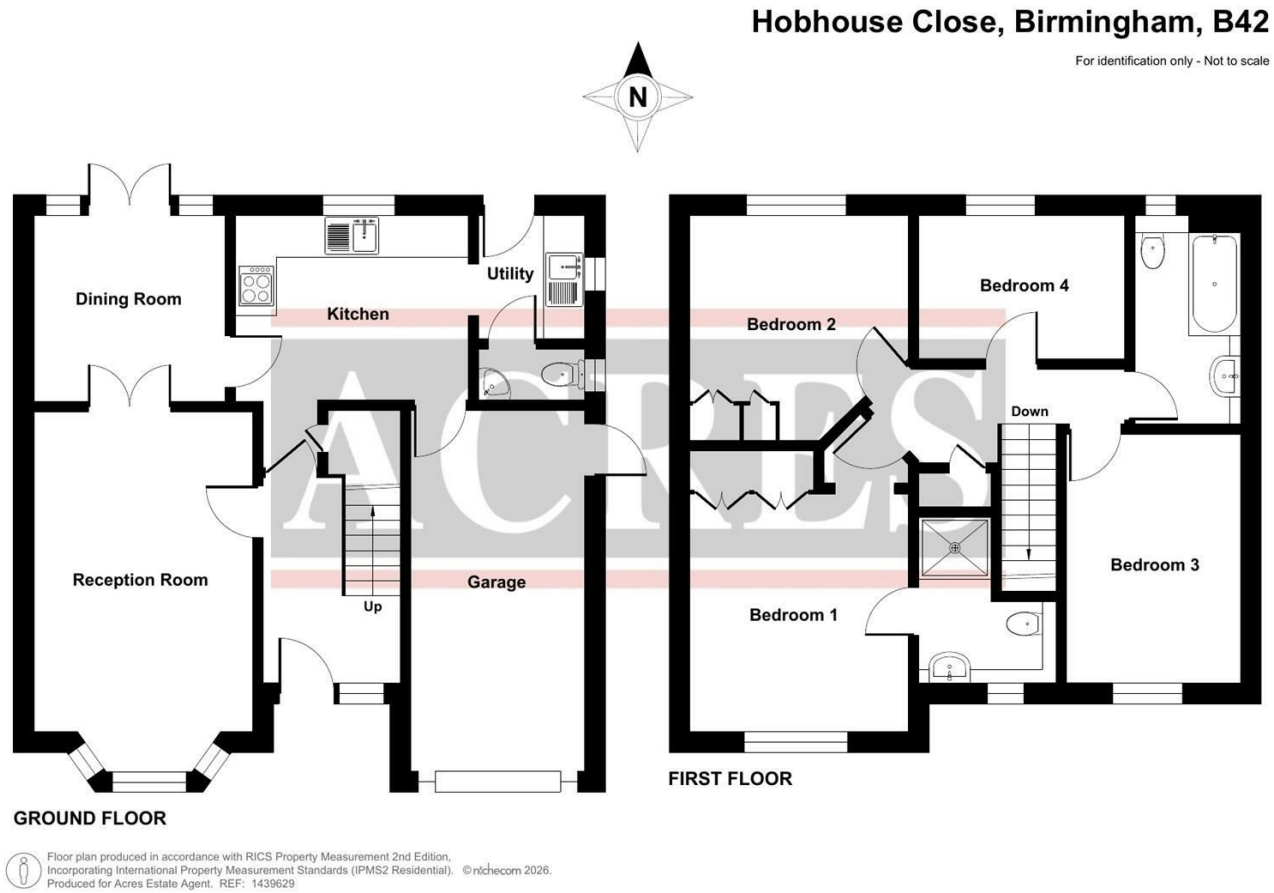
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : E COUNCIL : Sandwell

VIEWING: Highly recommended via Acres on 0121 358 6222





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.