ACRES

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

- SEMI DETACHED BUNGALOW
- THREE BEDROOMS
- SPACIOUS LIVING ROOM
- FITTED KITCHEN
- FITTED FAMILY BATHROOM
- SEPARATE W.C.
- OFF ROAD PARKING & SIDE GARAGE
- LARGE REAR GARDEN
- HUGE POTENTIAL THROUGHOUT
- NO UPWARD CHAIN

ABBOTSFORD AVENUE, GREAT BARR, B43 6HA - OFFERS OVER £235,000

A spacious and well-presented three-bedroom semi-detached bungalow, ideally situated on the ever-popular White crest Estate in Great Barr, offering excellent access to local shops, public transport links and nearby schooling. The property benefits from a large driveway providing ample off-road parking, with access into a spacious hallway leading to a well-presented living room. The accommodation further comprises a fitted kitchen, three generously sized bedrooms, a fitted family bathroom and a separate W.C. Externally, the property benefits from a useful side garage, providing additional parking, storage or potential for further use, subject to the necessary permissions. To the rear is a fantastic-sized garden boasting an excellent degree of privacy, providing an ideal outdoor space for relaxation and entertaining. Offering huge potential and scope throughout, this property presents an exciting opportunity for buyers looking to modernise and create a superb home in a highly sought-after location. Offered for sale with NO UPWARD CHAIN, early viewing is highly recommended. HURRY BEFORE YOU'RE TOO LATE - NO UPWARD CHAIN!

Accessed from the fore via driveway offering off road parking along with access to side garage front and leading to entrance door, into;

HALLWAY:6’9 x 6’4: Doors into;

LOUNGE/DINER: 14’6max x 7’7min / 12’3max x 9’2min: A great size living space with fire surround and fire, double glazed window to front and door into inner hallway.

FITTED KITCHEN: 9’3 x 8’3: A fitted kitchen with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, space for cooker, tiling to floor, space and plumbing for washing machine, space for fridge freezer, and door out to side.

INNER HALLWAY: 8’3 x 2’7: Doors into;

BEDROOM ONE: 13’2 x 10’4: A great size double bedroom with built in wardrobe system, loft access and double glazed window to rear.

BEDROOM TWO:10’2 x 10’1: A further good size double bedroom with double glazed window to rear.

BEDROOM THREE: 10’1 x 7’8: A final single bedroom with double glazed window to front.

BATHROOM: 5’5 x 4’9: A fitted suite with panelled bath, wash hand basin, tiling to floor and part walls and double glazed opaque window to rear.

SEPARATE W.C.: 5’7 x 2’4: Close couple W.C, tiling to floor and part walls and double glazed opaque window to rear.

REAR GARDEN: A good size garden with paved path and long lawn with fencing to borders.

GARAGE: Pull to garage door to front, ceiling light and power points along with access into rear garden. (Please check the suitability of this garage for your own vehicle)

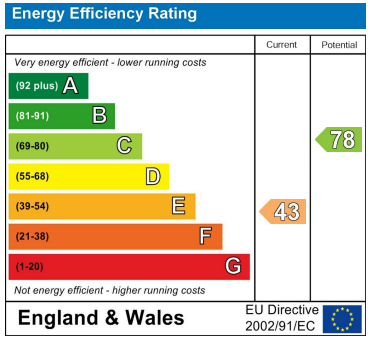
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

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: Sandwell

VIEWING: Highly recommended via Acres on 0121 358 6222



Abbotsford Avenue, Great Barr, Birmingham, B43 6HA

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.