

# ACRES

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- EXTENDED SEMI DETACHED FAMILY HOME
- THREE SPACIOUS BEDROOMS
- WELL PRESENTED LIVING ROOM
- SPACIOUS DINING ROOM
- EXTENDED MODERN FITTED KITCHEN
- ADDITIONAL SITTING ROOM / POTENTIAL FOURTH BEDROOM WITH EN SUITE
- MODERN FITTED FAMILY BATHROOM
- LOW MAINTENANCE REAR GARDEN
- OFF ROAD PARKING TO FRONT
- STUNNING VIEWS TO FRONT & HIGH SPEC THROUGHOUT



**FRAMPTON WAY, GREAT BARR, B43 7UH - OFFERS AROUND £350,000**

Discover this heavily extended and extremely well-presented semi-detached family home, perfectly positioned in the heart of Great Barr on the ever-so-popular Pheasey Estate. Boasting a prime corner plot and fantastic open views to the front and exceptional privacy to the rear, the property also offers further scope for extension, making it an ideal long-term family home. To the front, a large fore garden and generous driveway provide ample off-road parking and lead to a light and airy entrance hall. The ground floor offers superb versatility, featuring a well-presented front reception room, a rear reception room, and an extended fitted kitchen. In addition, a third reception room—ideal as a potential fourth bedroom—benefits from an guest WC or optional ensuite shower room, creating an excellent setup for multi-generational living or home working. Upstairs, a spacious landing leads to two well-proportioned double bedrooms, a third single bedroom, and a modern fitted family bathroom. To the rear, the property enjoys a low-maintenance garden offering excellent seclusion, complete with a large brick-built shed unit, perfect for storage or workshop use. Finished to a fantastic turnkey standard throughout, this superb home is ready for its next owners to move straight in and enjoy. **HURRY BEFORE YOU'RE TOO LATE!**

Accessed from the fore via driveway offering off road parking, large lawn area, mature shrubs and plants along with stunning views to the front, leading to double glazed entrance door, into;

**HALLWAY:** 6'8 max, 3'3 min x 12'3: A light and airy entrance with stairs to first floor, understairs storage cupboard, radiator and doors into;

**FRONT RECEPTION ROOM:** 11'5 max, 10'4 min x 13'6: A great size living space with fire surround and fire, radiator and double glazed bay window to front.

**REAR RECEPTION ROOM:** 12'6 max, 11'4 min x 11'8: A further good size living / dining space with radiator and double glazed sliding patio doors to rear.

**EXTENDED FITTED KITCHEN:** 19'4 max, 13'4 min x 9'4: A extended modern fitted kitchen with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, cooker with gas hob and extractor hood over, tiling to splashback, space and plumbing for washing machine, space for fridge freezer and tumble dryer, radiator and door to rear along with door leading into;

**SITTING ROOM / FOURTH BEDROOM:** 13'6 X 12'5: A great additional space ideal for extra living space or fourth bedroom with double glazed window to front, radiator and door into;

**SHOWER ROOM/GUEST W.C.:** 4'6 x 7'4: A modern fitted suite with walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C and tiling to floor and walls.

**LANDING:** 4'1 x 6'3: Double glazed window and doors into;

**BEDROOM ONE:** 9'7 max x 15'8 (bay): A great size double bedroom with built in wardrobe system, double glazed bay window to front and radiator.

**BEDROOM TWO:** 10'11 x 10'2: A further good size double bedroom with double glazed window to rear and radiator.

**BEDROOM THREE:** 7'6 x 8'4: A final bedroom with double glazed window to front and radiator.

**BATHROOM:** 5'4 x 6'4: A modern fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, close couple W.C, tiling to walls, tiling to floor, chrome ladder style radiator and double glazed opaque window to rear.

**REAR GARDEN:** A good size low maintenance garden with paved patio area throughout along with fencing to borders and shed unit to far rear.

**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.

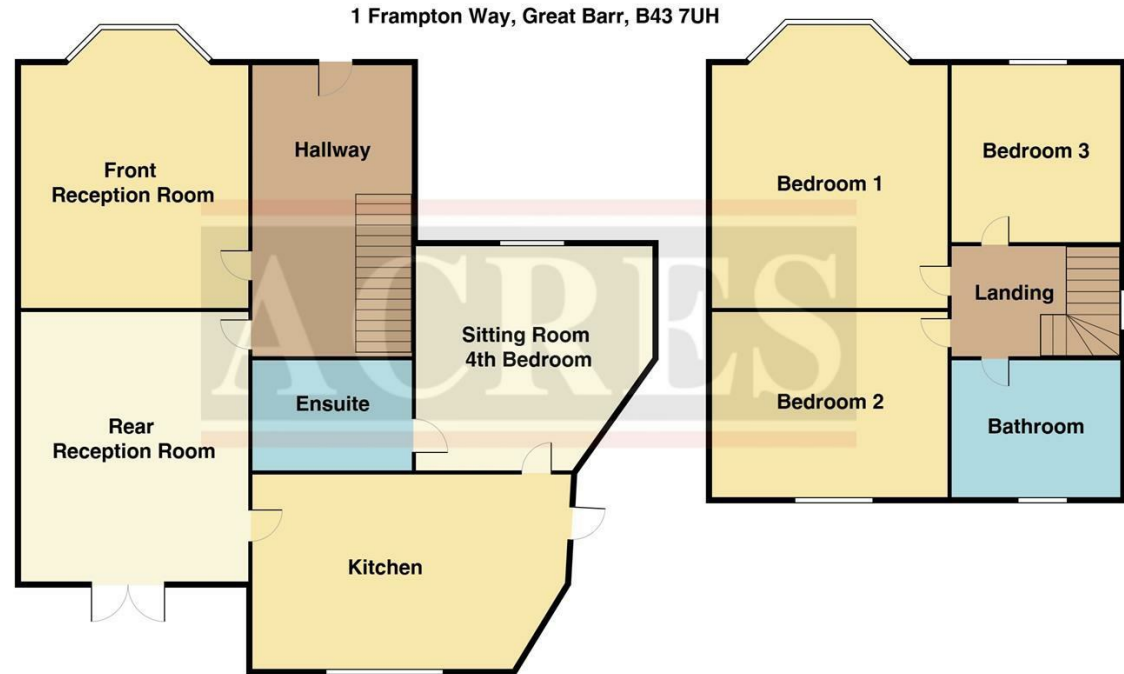


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**COUNCIL TAX BAND :** C                      **COUNCIL :** Walsall

**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		
(55-68) D	65	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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.

