

ACRES

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- EXTENDED SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- SPACIOUS THROUGH LOUNGE / DINER
- FITTED KITCHEN
- SEPARATE UTILITY ROOM
- DOWNSTAIRS GUEST W.C.
- MODERN FITTED FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- POTENTIAL TO EXTEND TO REAR (STPP)
- IDEAL FIRST TIME BUY



FERNDALE AVENUE, GREAT BARR, B43 5QF - OFFERS AROUND £230,000

An extended three-bedroom semi-detached family home, ideally positioned in a quiet cul-de-sac location in the heart of Great Barr, with access to local shops, schooling, and convenient public transport links nearby. The property is set behind a driveway providing off-road parking, with steps leading up to the front entrance. The front door opens into a light and airy welcoming hallway, which provides access into a spacious through open-plan living and dining room, offering a fantastic space for both relaxing and entertaining. To the rear of the property is a fitted kitchen which leads through to a generous separate utility room, providing additional storage and practicality for everyday family living. The ground floor also benefits from a convenient guest downstairs WC. To the first floor, a spacious landing provides access to two well-proportioned double bedrooms, a third single bedroom, and a modern refitted family bathroom. Externally, the property boasts a large rear garden offering excellent outdoor space and great potential for further landscaping or extension (subject to the relevant planning permissions). To the far rear of the garden is a single garage providing additional storage or parking. Offering fantastic potential throughout, this home would make an ideal purchase for first-time buyers, families, or investors looking to modernise and add value, all while being situated in a popular and well-connected residential location. HURRY BEFORE YOU'RE TOO LATE!

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

HALLWAY: 5'9 max, 3'1 min x 15'3: A light and airy, spacious entrance with radiator, stairs to first floor and doors into;

THROUGH LOUNGE/DINING ROOM: 10'3 max, 9'2 min x 28'2 (bay): A great size through living / dining space with fire surround and fire, radiator and double glazed bay window to front, dining area with radiator and double glazed bay window to rear.

FITTED KITCHEN: 5'8 x 8'4: 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, store cupboard and door into;

UTILITY ROOM: 4'5 X 14'3: A great additional space having space and plumbing for washing machine, tumble dryer and fridge freezer, double glazed window to side and door to front.

GUEST W.C: 4'6 x 3'7: Fitted with close couple W.C, wash hand basin, tiling to walls, radiator and double glazed opaque window to side.

LANDING: 2'7 x 7'9: Double glazed window to side and doors into;

BEDROOM ONE: 10'3 x 11'3: A great size double bedroom with double glazed window to front and radiator.

BEDROOM TWO: 10'3 max, 9'2 min x 12'9: A further good size double bedroom with double glazed window to front and radiator.

BEDROOM THREE: 6'0 x 6'6: A final single bedroom with double glazed window to front and radiator.

BATHROOM: 5'8 x 8'6: A modern re-fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, tiling to part walls, ladder style radiator and double glazed opaque window to rear.

REAR GARDEN: A fantastic size garden with paved patio area and lawn with mature plants, shrubs and trees along with fencing to borders.

REAR GARAGE: (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: C

VIEWING: Recommended via Acres on 0121 358 6222.



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COUNCIL TAX BAND : C **COUNCIL :** Sandwell

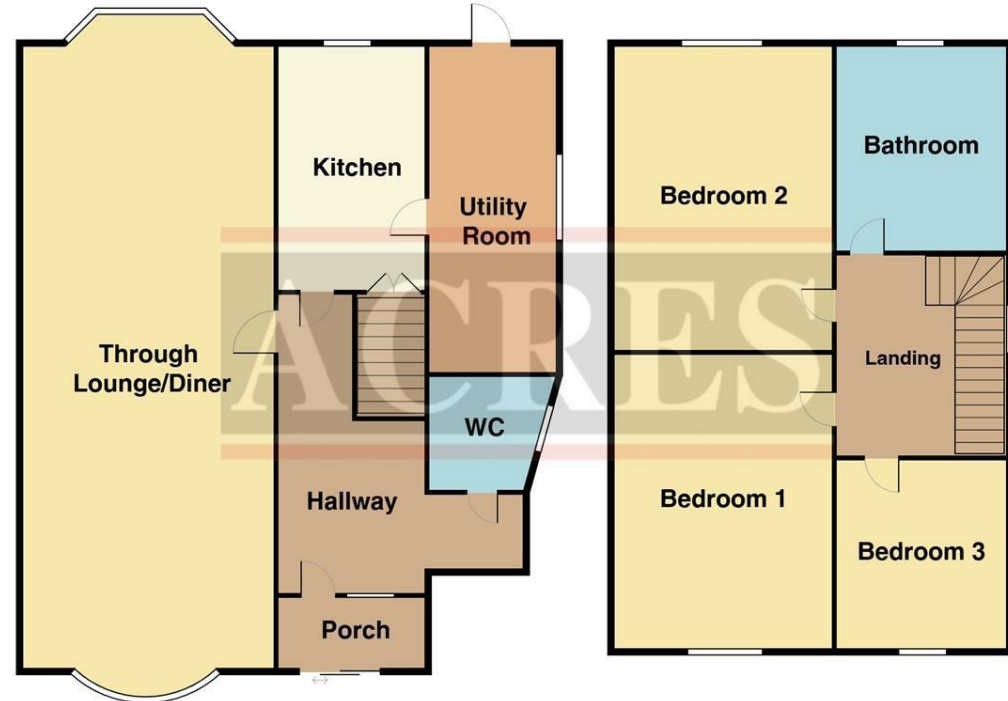
VIEWING: Highly recommended via Acres on 0121 358 6222

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
61	

England & Wales EU Directive 2002/91/EC



Ferndale Avenue, Great Barr, B43 5QF



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.