

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- SPACIOUS THROUGH LOUNGE / DINER
- ADDITIONAL SITTING ROOM
- OPEN PLAN KITCHEN / DINER
- SEPARATE UTILITY & DOWNSTAIRS GUEST W.C.
- FAMILY BATHROOM & EN SUITE TO MASTER BEDROOM
- EXTREMELY SOUGHT AFTER LOCATION
- LARGE DRIVEWAY & GARAGE
- STUNNING & PRIVATE REAR GARDEN



PAGES LANE, GREAT BARR, B43 6LL - £695,000

An extremely sought-after four double-bedroom detached family home, offered with no upward chain and superbly positioned on one of the most desirable roads in Great Barr, Pages Lane. Ideally located, the property benefits from excellent access to local shops, public transport links, and highly regarded schooling, making it perfect for families. To the front, the home boasts a large driveway providing off-road parking for multiple vehicles, along with access to the garage front. Internally, a spacious and welcoming hallway leads into a generous through open-plan through living and dining room, ideal for both everyday living and entertaining. The ground floor also features an additional separate sitting room, a fitted kitchen and diner, a separate utility room, and a convenient guest downstairs WC. The first floor presents a bright and spacious landing, giving access to the master bedroom complete with a sizeable en-suite, three further double bedrooms, a contemporary family bathroom, and a useful office/play area. Externally, the property enjoys a well-presented rear garden with a patio area leading to a neatly maintained lawn. Offering fantastic privacy, the garden directly backs onto the beautiful surroundings of Red House Park. With no upward chain and set in a prime Great Barr location, this exceptional family home is not to be missed. HURRY BEFORE YOU'RE TOO LATE - NO UPWARD CHAIN!

Accessed from the fore via large brick block driveway offering ample off road parking along with access to garage front, lawned area along with mature shrubs leading to double glazed entrance door, into;

HALLWAY: 6'3 max, 3'2 min x 13'6: A light and airy entrance with stairs to first floor, radiator and doors into;

THROUGH LOUNGE/DINER: 11'9 max, 11'2 min x 30'2 (bay): A great size though living / dining space with fire surround and fire, radiator and double glazed bay window to front and double glazed windows and double glazed double doors to rear.

SITTING ROOM: 11'4 x 16'3 (bay): A further good size living space with brick fire surround and fire, radiator and double glazed window to front.

OPEN PLAN KITCHEN/DINER: 13'8 x 9'8: 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 double oven, gas hob with extractor hood over, tiling to splashback, tiling to floor, space and plumbing for dishwasher, space for fridge freezer, radiator and door into;

UTILITY ROOM/SPICE KITCHEN: 9'7 x 12'1: Fitted with wall and base units, sink and drainer under double glazed window to rear, tiling to splashback, tiling to floor, space and plumbing for washing machine, space for tumble dryer and radiator.

GUEST W.C: 2'9 x 6'6: Fitted with close couple W.C, wash hand basin, tiling to part walls, tiling to floor and double glazed window to rear.

LANDING: 6'2 x 10'6: A spacious landing with double glazed window to front and doors into;

BEDROOM ONE: 11'9 max, 9'8 (wardrobe) x 16'5: A great size through double bedroom with built in wardrobe system, dual aspect double glazed window to front and rear, radiator and door into;

ENSUITE: 5'5 x 9'4: A fitted suite with panelled bath, shower over, close couple W.C, wash hand basin set into vanity unit, tiling to walls, spotlights to ceiling and radiator.

BEDROOM TWO: 13'1 max, 11'3 (wardrobe) x 12'8: A further good size double bedroom with built in wardrobe system, double glazed window to side and rear and radiator.

BEDROOM THREE: 13'1 x 13'2 (bay) x 8'4: A third double bedroom with cupboard space, double glazed bay window to front and radiator.

BEDROOM FOUR: 11'4 max, 9'6 (wardrobe) x 13'7: A final double bedroom with built in wardrobe system, double glazed window to front and radiator.

BATHROOM: 9'6 x 9'6: A fitted suite with panelled bath, walk in shower cubicle, wash hand basin, close couple W.C, bidet, tiling to part walls, radiator and double glazed opaque window to side.

OFFICE AREA: 9'8 x 9'9: An ideal office space with double glazed window to rear and radiator.

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

GARAGE: 13'2 max, 9'2 min x 25'7 max, 8'4 min: Having up and over door, light and power. (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: F.

VIEWING: Recommended via Acres on 0121 358 6222.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

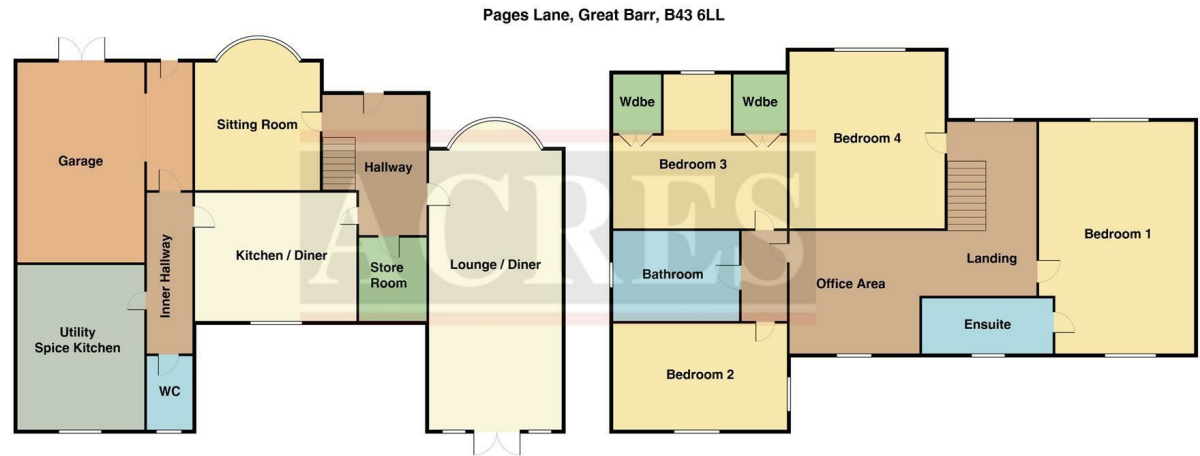


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COUNCIL TAX BAND : F **COUNCIL :** Sandwell

VIEWING: Highly recommended via Acres on 0121 358 6222

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.