

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- FIRST FLOOR APARTMENT
- TWO BEDROOMS
- SPACIOUS LOUNGE / DINER
- FITTED KITCHEN
- FAMILY BATHROOM
- LARGE COMMUNAL GARDENS
- ONE GARAGE SPACE / PARKING
- LONG LEASE AND LOW SERVICE CHARGE
- IDEAL FIRST TIME BUY
- PRIME LOCATION



BISHOP ASBURY CRESCENT, GREAT BARR, B43 6HL - OFFERS AROUND £130,000

Acres are pleased to offer for sale this spacious bedroom apartment, standing on a private driveway off a popular and sought after Pear Tree Drive and within striking distance of the nature reserve and Sandwell Valley is a well presented first floor apartment. Being gas centrally heated and double glazed (Both where specified) the accommodation provides two spacious bedrooms (both with built in storage), generous living room, fitted kitchen with integrated appliances and spacious bathroom suite in white. The property is surrounded by well tended communal gardens and there is a single garage allowing secure off road parking! Viewing is highly recommended for the property to be fully appreciated! HURRY BEFORE YOU'RE TOO LATE!

OPEN PLAN LOUNGE/DINER: 10'7 x 17'5: A great size living / dining area, radiator and double glazed window to front along with door into;

FITTED KITCHEN: 7'8 x 10'6: Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, electric hob with extractor hood over, tiling to splashback, space and plumbing for washing machine, space for fridge freezer and tumble dryer and radiator.

INNER HALLWAY: 2'8 x 6'5: Cupboard space and doors into;

BEDROOM ONE: 14'2 max, 12'2 (wardrobe) x 9'9: A great size double bedroom with built in wardrobe system, double glazed window and radiator.

BEDROOM TWO: 7'8 x 6'5: A further good size bedroom with double glazed window to rear and radiator along with further storage cupboard space.

BATHROOM: Fitted suite with panelled bath, shower over, wash hand basin, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window.

GARAGE: (please check the suitability of this garage for your own vehicle)

COMMUNAL GARDENS: Large rear communal gardens to include lawn and patio areas with laundry drying area to far rear.

TENURE: We have been informed by the vendors that property is Leasehold. (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: B.

VIEWING: Recommended via Acres on 0121 358 6222.



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COUNCIL TAX BAND: B **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	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



10 Pear Tree Court, Great Barr, B43 6HL



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.