

# ACRES

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

- OVER 60'S BUNGALOW
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE / DINER
- MODERN FITTED KITCHEN
- MODERN FAMILY SHOWER ROOM
- PRIVATE REAR GARDEN
- COMMUNAL CAR PARK
- FANTASTIC SPEC THROUGHOUT
- QUITE CUL-DE-SAC LOCATION
- NO UPWARD CHAIN



**GORSTIE CROFT, GREAT BARR, B43 5LZ - OFFERS OVER £135,000**

This is a superb property offering independent living for the over 60's. Set on an immaculate and quiet development just a few minutes' walk away from local shops and transport links is this two bedroomed 'over 60's' bungalow! Being recently re-decorated throughout and finished to a beautiful standard also benefiting from gas central heating and double glazing (both where specified). The property comprises; enclosed porch leading into spacious open plan living / dining room, main bedroom with fitted wardrobes along with further single bedroom, modern shower room and modern re-fitted open plan kitchen / diner. The property is Leasehold with the Service Charge covering 24/7 warden control / assistance, buildings insurance, yearly gas and electric checks, window cleaning and gardener for your own private garden and patio area to the rear. Finally the property offers off road parking by way of a communal car park. **HURRY BEFORE YOU'RE TOO LATE!**

**PORCH:** 3'2 x 2'7: Double glazed entrance door with internal door into;

**THROUGH LOUNGE/DINER:** 10'10 max, 6'9 min x 17'2: A great size living area with fire surround and fire, radiator and double glazed window to front.

**FITTED KITCHEN/DINER:** 10'6 max, 6'9 min x 11'2: 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, space and plumbing for washing machine, space for fridge freezer, radiator and double glazed door to rear.

**BEDROOM ONE:** 8'3 x 12'4: A great size double bedroom with double glazed window to front and radiator.

**BEDROOM TWO:** 8'3 x 8'6: A further good size double bedroom with double glazed window to front and radiator.

**SHOWER ROOM:** 6'9 x 7'2: Fitted suite with walk in shower cubicle, wash hand basin, close couple W.C., tiling to walls and radiator.

**COMMUNAL REAR GARDEN:** Well maintained gardens with patio area to fore.

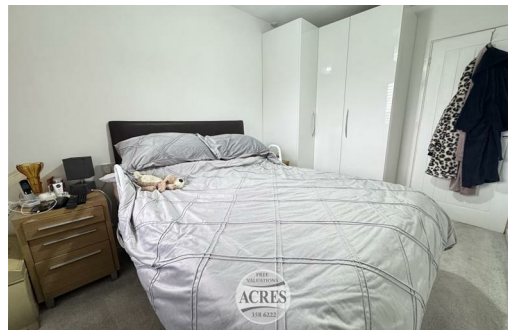
**TENURE:** We have been informed by the vendors that property is leasehold. (Please note that details of the tenure should be confirmed by any prospective purchaser's solicitor).

**FIXTURES & FITTINGS:** As per sales particulars.

**COUNCIL TAX BAND:** B.

**VIEWING:** Recommended via Acres on 0121 358 6222.



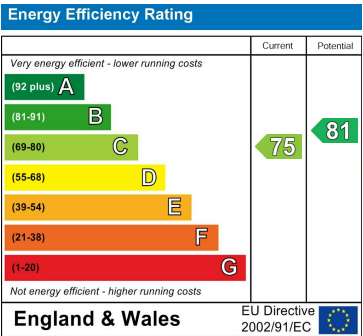




**TENURE:** We have been informed by the vendor that the property is Leasehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX :** B

**VIEWING:** Highly recommended via Acres on 0121 358 6222



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.