ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- SEMI DETACHED FAMILY HOME
- TWO DOUBLE BEDROOMS
- SPACIOUS THROUGH LOUNGE / DINER
- MODERN FITTED KITCHEN
- SEPARATE UTILITY ROOM
- MODERN SHOWER ROOM
- OFF ROAD PARKING TO FRONT
- LARGE GARAGE TO REAR
- LARGE REAR GARDEN
- IDEAL FIRST TIME BUY





WADDINGTON AVENUE, GREAT BARR, B43 5JD - OFFERS AROUND £240,000

It is a privilege to offer for sale this amazing two double bedroom semi detached house ideal for a first time buy and finished to a fantastic standard throughout! Being located near local shops, schooling for all ages and close access to public transport. This home is superb and offers many lovely features throughout to include a spacious hallway, generous through living / dining room with a modern fitted kitchen / diner and door into separate utility with door to front and rear allowing side access. To the first floor are two spacious double bedrooms and a re-fitted modern family shower room. To the front of the property is a block paved driveway allowing off road parking and to rear is a patio to fore leading to lawn along with large single garage to far rear! Opportunities like this do not come up very often so an early viewing is essential so that you do not miss out! Call to book your viewing slot before it's too late. IDEAL FIRST TIME BUY!

Accessed via block paved driveway to front allowing off road parking for multiple cars and door leading into;

HALLWAY: 2'6 x 8'1: Double glazed door, stairs to first floor, radiator and doors into;

THROUGH LOUNGE/DINING ROOM: 20'8 (into bay) x 10'0: A great size through living / dining area with two radiators, double glazed bay window to front and double glazed door and windows to rear.

FITTED KITCHEN: 10'8 x 7'7: A modern fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed bay window to rear, integrated oven, electric hob with extractor hood over, tiling to splashback and door into:

UTILITY ROOM: 8'3 x 4'11: Fitted with base units, sink and drainer, space and plumbing for washing machine, space for fridge freezer and double glazed door to rear and front allowing side access.

LANDING: 2'5 x 3'7: Double glazed opaque window to side and doors into;

BEDROOM ONE: 12'9 x 12'4 (into bay): A great size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 10'1 x 8'6: A further good size double bedroom with double glazed window to rear and radiator.

BATHROOM: 6'7 max, 3'8 min x 7'4 max, 5'7 min: A modern fitted suite with walk in shower cubicle, wash hand basin, close couple W.C., tiling to walls, chrome ladder style radiator and double glazed opaque window to rear.

REAR GARAGE: 11'9 x 18'2: Accessed via communal rear access, up and over garage door to front and door to rear.

REAR GARDEN: A good size garden with paved patio area and lawn with fencing to borders.

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: B.

VIEWING: Recommended via Acres on 0121 358 6222.











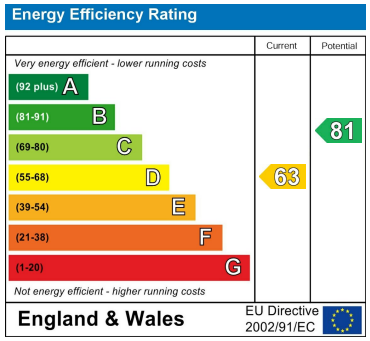

FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

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(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : B COUNCIL : sandwell

VIEWING: Highly recommended via Acres on 0121 358 6222





111A Waddington Avenue, Great Barr, B43 5JD



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.