ACRES

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



- FIRST FLOOR MAINSONETTE
- THREE SPACIOUS BEDROOMS
- OPEN PLAN LOUNGE / DINER
- MODERN FITTED KITCHEN
- MODERN FAMILY BATHROOM
- COMMUNAL GARDENS TO REAR
- COMMUNAL CAR PARK
- QUITE CUL-DE-SAC LOCATION
- IDEAL FIRST TIME BUY
- LONG LEASE AND LOW GROUND RENT





TREGEA RISE, GREAT BARR, B43 5AT - OFFERS OVER £150,000

This is a spacious and well-presented three-bedroom first-floor maisonette, set within a quiet cul-de-sac location in the heart of Great Barr, offering excellent access to local shops, public transport links and schooling nearby, walking distance to Sandwell Valley and short car journey to Sandwell hospital. The property is accessed via an entrance hallway with stairs leading to a further inner hallway, providing access to the accommodation. The main living space comprises a spacious open-plan living and dining room, with a modern fitted kitchen situated off the dining area. The property further benefits from three spacious bedrooms, together with a modern family bathroom and useful loft storage space. To the rear are well-maintained communal gardens, along with a communal car park providing off-road parking. An ideal opportunity for first-time buyers and investors alike, this well-presented maisonette offers spacious accommodation, a convenient location and a great standard of living throughout. Also benefitting recently replaced boiler. HURRY BEFORE YOU'RE TOO LATE - NO UPWARD CHAIN!

Accessed from the fore via lawn and pathway leading to entrance door, into;

HALLWAY: 2'8 x 16'4: A light and airy entrance with radiator and doors into;

OPEN PLAN LOUNGE/DINING ROOM:10'9 x 15'3: A great size living / dining space with log burner, radiator and double glazed bay window to rear.

FITTED KITCHEN: 10'8 x 7'9: A modern re-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 with extractor hood over, gas hob, tiling to splashback, space and plumbing for washing machine, space for tumble dryer and space for fridge freezer.

BEDROOM ONE: 9'9 x 12'1: A great size double bedroom with double glazed window to rear and radiator.

BEDROOM TWO: 6'3 x 12'1: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 5'11 x 7'8: A final spacious single bedroom with double glazed window.

BATHROOM: 6'8 max, 7'7 min: A modern fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, close couple W.C, tiling to walls, heated towel rail and double glazed opaque window.





















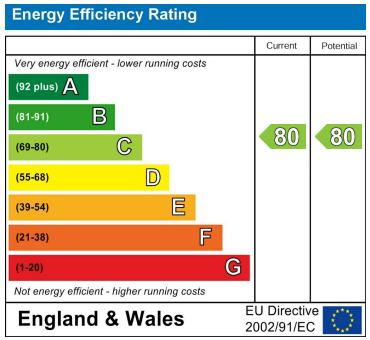
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

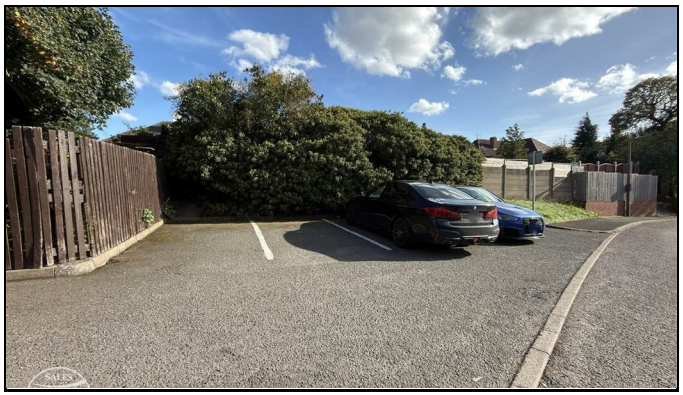
The Property Ombudsman

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 BAND : A COUNCIL : Sandwell

VIEWING: Highly recommended via Acres on 0121 358 6222





Tregea Rise, Great Barr, B43 5AT



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.