

# ACRES

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

- EXTENDED SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- EXTENDED THROUGH LIVING ROOM
- EXTENDED OPEN PLAN MODERN KITCHEN / DINER
- POTENTIAL DOWNSTAIRS FOURTH BEDROOM OR ADDITIONAL SITTING ROOM / STUDY
- DOWNSTAIRS WET ROOM
- FITTED FAMILY BATHROOM
- LARGE DRIVEWAY / OFF ROAD PARKING
- LOW MAINTINANCE REAR GARDEN
- SOUGHT AFTER LOCATION



**BROOMHILL LANE, GREAT BARR, B43 5LB - OFFERS AROUND £335,000**

Introducing this extended three-bedroom semi-detached family home, ideally positioned in the heart of Great Barr and perfectly placed for outstanding local schooling, excellent public transport links, and an array of nearby shops. Set on a prime corner plot, the property boasts a generous driveway providing ample off-road parking. Internally, the home features an enclosed porch leading into a light and airy hallway. From here, you are welcomed into a beautifully extended and spacious through lounge and dining room, offering an ideal space for family living and entertaining. This flows seamlessly into a further extended modern fitted kitchen, open plan with an additional dining area. The ground floor also benefits from a versatile extra sitting room/study area and a convenient downstairs wet room. To the first floor, a spacious landing gives access to two well-proportioned double bedrooms, a third single bedroom, and a fitted family bathroom. Externally, the property offers a low-maintenance rear garden complete with a patio area to the fore and a small lawn, providing an easy-to-manage outdoor space perfect for relaxing or entertaining. A fantastic opportunity to acquire a generously extended home in a highly sought-after location. **HURRY BEFORE YOU'RE TOO LATE!**

Accessed from the fore via large driveway offering ample off road parking leading to double glazed entrance door, into;

**PORCH:** 4'7 x 1'4: Double glazed windows and internal door into;

**HALLWAY:** 5'7 max, 3'6 min x 11'3: A light and airy entrance with radiator, stairs to first floor, understairs storage cupboard and doors into;

**EXTENDED THROUGH LIVING ROOM:** 11'3 max, 7'5 min x 31'7: A great size through living space with fire surround and fire, radiator and double glazed bay window to front and double glazed window to rear along with access leading into;

**EXTENDED OPEN PLAN KITCHEN/DINER:** 14'6 max, 12'6 min x 20'1 max, 16'4 min: A extended open plan modern fitted kitchen / diner with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, cooker with gas hob and extractor hood over, tiling to splashback, space and plumbing for washing machine, space for fridge freezer, radiator, double glazed window to side and double glazed double doors to rear along with dining space and doors into;

**OFFICE/PLAYROOM:** 11'6 x 10'9: A good sized additional reception room to be used for ones own use, ideally office or living space with radiator and double glazed window to front.

**DOWNSTAIRS SHOWER ROOM:** 5'8 max, 4'1 min x 8'9: A modern fitted suite with walk in shower, wash hand basin, close couple W.C tiling to floor and walls, chrome ladder style radiator and double glazed opaque window to side.

**LANDING:** 2'9 x 6'9: Double glazed window and doors into;

**BEDROOM ONE:** 11'11 x 12'9: A great size double bedroom with built in wardrobe system, double glazed window to front and radiator.

**BEDROOM TWO:** 11'1 x 9'2: A further good size double bedroom with double glazed window to rear and radiator.

**BEDROOM THREE:** 6'2 x 9'6: A final bedroom with double glazed window to front and radiator.

**BATHROOM:** 5'8 x 5'4: A fitted suite with panelled bath, shower over, wash hand basin, tiling to walls, radiator and double glazed opaque window to rear.

**REAR GARDEN:** A good size garden with paved patio area and lawn with mature plants, shrubs and trees along 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:** D.

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

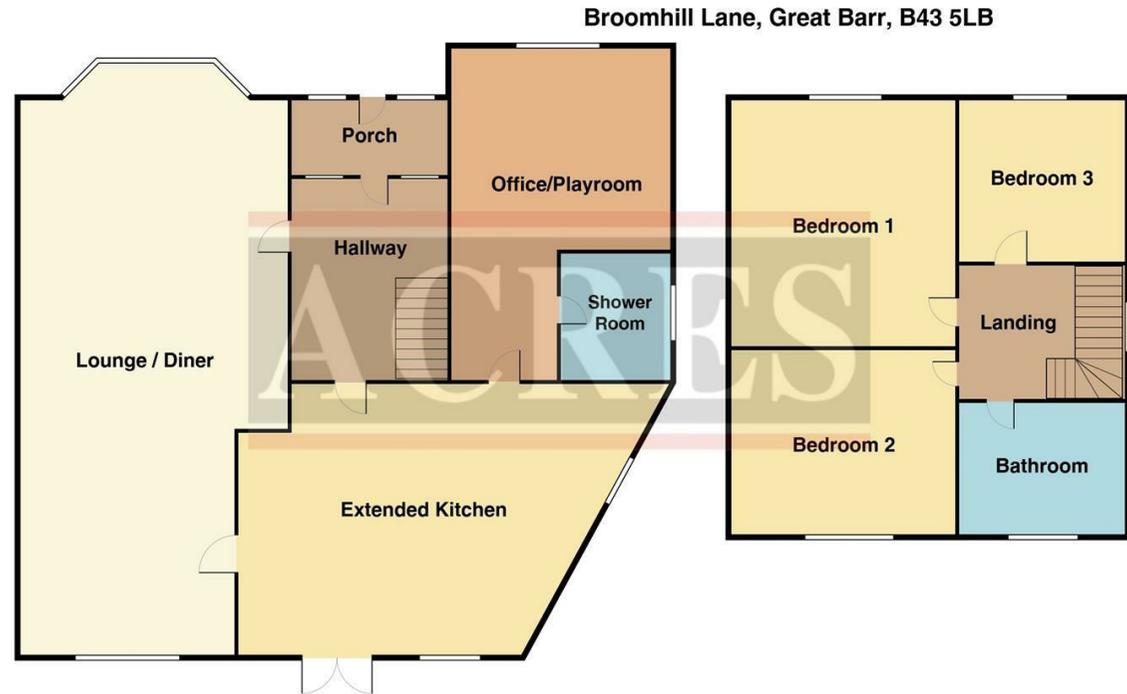


**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND :** D                      **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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b> 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.