

ACRES

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- MUCH IMPROVED AND ATTRACTIVELY PRESENTED FREEHOLD DETACHED FAMILY HOME
- SET IN THE HEART OF GREAT BARR IN A CENTRAL AND CONVENIENT LOCATION
- THREE GOOD BEDROOMS
- ATTRACTIVE SPACIOUS REAR LOUNGE WITH A FEATURE FIREPLACE
- COMPREHENSIVELY FITTED KITCHEN WITH INTEGRATED APPLIANCES
- OPEN PLAN DINING/BREAKFAST AREA
- WELL APPOINTED FAMILY BATHROOM WITH SEPERATE WC
- GAS CENTRAL HEATING AND PVC DOUBLE GLAZING
- SIDE GARAGE AND TWIN-CAR TARMAC DRIVEWAY
- PRIVATE REAR GARDEN - VIEWING HIGHLY RECOMMENDED



STANTON ROAD, GREAT BARR, B43 5HH - OFFERS AROUND £325,000

FORE GARDEN: Having lawned fore garden with side twin-car tarmac driveway. A PVC double glazed door opens to:

FULLY ENCLOSED PORCH: PVC double glazed window to fore and part double glazed door opening to:

WELCOMING RECEPTION HALL: PVC double glazed window to fore, radiator and wood laminate flooring.

ATTRACTIVE SPACIOUS REAR LOUNGE: 12'4" max x 11'4" min PVC double glazed patio doors to rear, coal-effect living flame gas fire set into a feature fire surround having marble hearth and recess, double radiator and wood laminate flooring.

OPEN PLAN FITTED DINING KITCHEN: 24'3" x 6'8"

DINING AREA: PVC double glazed bow window to fore, tall contemporary radiator and wood laminate flooring, opening being open plan to:

COMPREHENSIVELY FITTED KITCHEN: PVC double glazed window to rear, one-and-a-half bowl sink unit set into timber-style work surfaces with inset flush-fitting hob, range of high gloss handleless units to both base and wall level, integrated dishwasher and washing machine, space for American-style fridge/freezer, integrated stainless steel oven, floor-level LED lighting, wood laminate flooring and part PVC double glazed obscure door to side.

STAIRS TO LANDING: Useful storage cupboard housing central heating boiler.

BEDROOM ONE: 12'4" x 9'4" PVC double glazed window to rear and radiator.

BEDROOM TWO: 12'4" x 9'1" PVC double glazed window to fore, radiator, built-in storage cupboard and fitted wardrobe.

BEDROOM THREE: 7'9" x 7'0" PVC double glazed window to fore and radiator.

FAMILY BATHROOM: PVC double glazed obscure window to side, well appointed matching white suite comprising bath, wash hand basin and separate shower cubicle with glazed splash screens, contemporary tiling to walls and chrome ladder-style radiator.

SEPARATE WC: PVC double glazed obscure window to side, white low flushing WC and feature half-height tiled splashback.

SIDE GARAGE: 14'3" x 7'6" Window and door to rear. (Please check the suitability of this garage for your own vehicle).

OUTSIDE: Paved patio area opening to lawned garden with pathway, timber fencing and mature shrubs.

TENURE: Freehold (Please note that the details of the tenure should be confirmed by any prospective purchaser's Solicitor).



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)

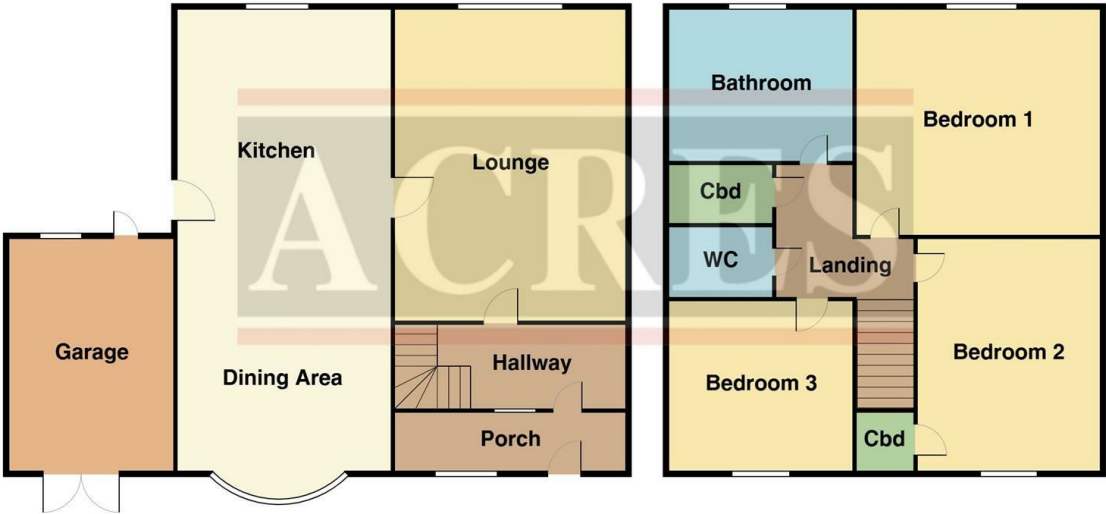
COUNCIL TAX BAND : D **COUNCIL :** Sandwell

VIEWING: Highly recommended via Acres on 0121 358 6222

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Stanton Road, Great Barr, B43 5HH



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.