

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- SEMI DETACHED FAMILY HOME
- THREE SPACIOUS BEDROOMS
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- FITTED FAMILY BATHROOM
- POTENTIAL DRIVEWAY SPACE TO FRONT (STPP)
- POTENTIAL TO EXTEND (STPP)
- LOW MAINTENANCE REAR GARDEN
- IDEAL FIRST TIME BUY
- NO UPWARD CHAIN



BOOTH'S FARM ROAD, GREAT BARR, B42 2NP - OFFERS AROUND £210,000

Acres are pleased to offer for sale a well-proportioned three-bedroom semi-detached family home set in the heart of Great Barr, ideally positioned for access to local shops, public transport links, and excellent schooling. The property features a lawned front garden with a central pathway leading to the front door, opening into a light and airy hallway that sets the tone for the space throughout. The ground floor offers two spacious reception rooms, providing flexible living and dining options, along with a fitted kitchen offering ample storage and functionality for everyday family life. To the first floor, a generous landing gives access to two double bedrooms, a third single bedroom, and a fitted family bathroom. Externally, the rear of the property enjoys a low-maintenance garden with a welcoming patio area leading onto a neatly kept lawn, ideal for relaxing or entertaining along with a newly built single garage allowing off road parking to rear. The frontage also presents the potential for off-road parking, subject to the relevant planning permissions along with potential for extension to the rear (STPP). With no upward chain and fantastic scope for first-time buyers, this property represents an excellent opportunity to create a wonderful family home in a highly sought-after location. HURRY BEFORE YOU'RE TOO LATE!

Accessed from the fore via enclosed front garden with paved area, lawn with mature plants and shrubs leading to double glazed entrance door, into;

HALLWAY: 5'7 max, 2'9 min x 12'3: A light and airy entrance with stairs to first floor, radiator, understairs storage cupboard and door into;

FRONT RECEPTION ROOM: 9'4 max, 8'7 min x 12'9 (bay): A great size living / dining space with radiator and double glazed bay window to front.

REAR RECEPTION ROOM: 9'9 max, 8'7 min x 14'3 (bay): A further good sized living area with fire surround and fire, radiator and double glazed bay window and door to rear.

FITTED KITCHEN: 5'6 x 9'3: A 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, electric hob with extractor hood over, tiling to walls, tiling to floor, space and plumbing for washing machine, integrated fridge freezer and radiator.

LANDING: 2'6 x 7'5: Double glazed opaque window to side and doors into;

BEDROOM ONE: 9'9 x 13'9 (bay): A great size double bedroom with double glazed bay window to rear and radiator.

BEDROOM TWO: 9'9 x 12'9 (bay): A further good size double bedroom with double glazed bay window to front and radiator.

BEDROOM THREE: 5'7 x 7'9: A final bedroom with double glazed window to front and radiator.

BATHROOM: 5'7 x 6'5: A fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, tiling to walls, tiling to floor, 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 along with further patio to far rear leading into;

GARAGE: 9'3 x 17'2: Accessed via communal rear access with up and over garage door to front along with ceiling light and power points. (Please check the suitability of this garage for your own vehicle)

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



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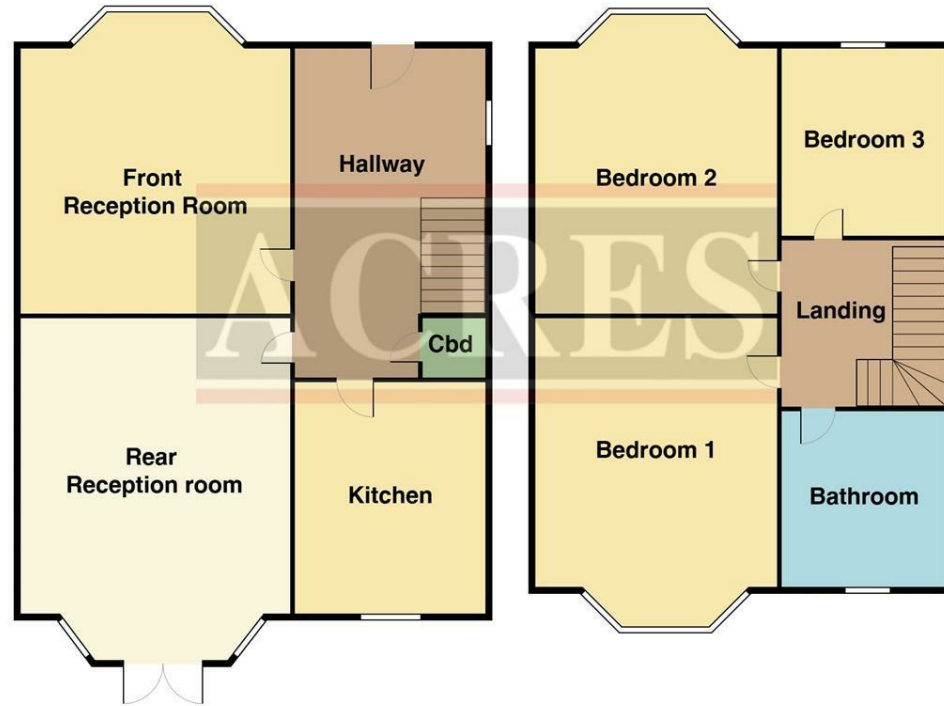
COUNCIL TAX BAND : B **COUNCIL :** Birmingham

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			82
(69-80) C		69	
(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	



Booths Farm Road, Great Barr, B42 2NP



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.

