

ACRES

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



- HEAVILY EXTENDED SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- SPAIOUS THROUGH LOUNGE / DINER
- EXTENDED OPEN PLAN KITCHEN / DINER
- DOWNSTAIRS GUEST W.C.
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- LOW MAINTENANCE REAR GARDEN
- IDEAL FIRST TIME BUY
- SOUGHT AFTER LOCATION



SANDRINGHAM ROAD, GREAT BARR, B42 1PQ - OFFERS OVER £300,000

A spacious and heavily extended three-bedroom semi-detached family home, set on a popular road within the heart of Great Barr, offering excellent access to local shops, public transport links and schooling nearby. The property benefits from a double driveway providing ample off-road parking, leading to a welcoming, light and airy hallway. The ground floor offers a spacious through living and dining room, providing an excellent family and entertaining space, while to the rear is a large, modern extended open-plan kitchen / diner, finished to a high standard. A convenient guest W.C further complements the ground floor accommodation. To the first floor is a spacious landing giving access to two well-proportioned double bedrooms, a third single bedroom and a modern family bathroom. Externally, the property boasts a low-maintenance rear garden featuring a paved patio area leading onto a lawn, with a shed unit positioned to the far rear. Offering a high standard of living throughout, this fantastic family home is ideal for first-time buyers and those looking for a spacious property in a popular Great Barr location. **HURRY BEFORE YOU'RE TOO LATE - IDEAL FIRST TIME BUY!**

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

HALLWAY: 5'2 max, 2'5 min x 21'9: A light and airy entrance with stairs to first floor, radiator and door into;

THROUGH LOUNGE/DINER: 10'7max, 9'8 min x 27'3: A great size through living / dining space with fire surround and fire, wood effect flooring, radiator and double glazed bay window to front, dining area having radiator and double doors into;

EXTENDED OPEN PLAN KITCHEN/DINER: 17'3 max, 6'0 min x 24'7: A tremendous sized extended fitted kitchen / diner with a range of drawer base and eye level units, work surfaces, sink and drainer, integrated oven, gas hob with extractor hood over, tiling to splashback, space and plumbing for washing machine and dishwasher, space for fridge freezer, space for tumble dryer, spotlight to ceiling, skylight, radiator and double glazed double doors to rear.

GUEST W.C: 2'6 x 3'3: Fitted with close couple W.C and wash hand basin.

LANDING: 3'2 x 8'7: Doors into;

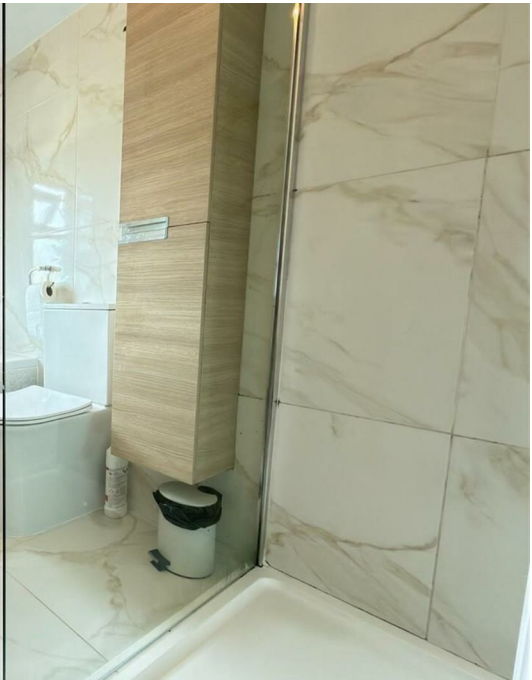
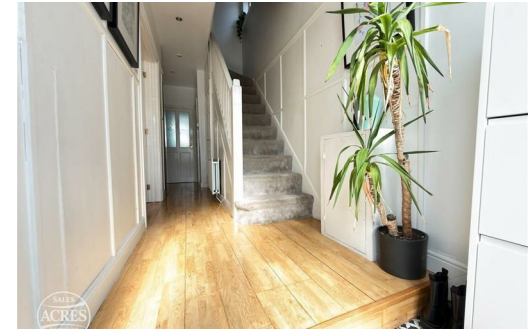
BEDROOM ONE: 9'8 max, 7'6 (wardrobe) x 14'7 (bay): A great size double bedroom with built in wardrobe system, double glazed bay window to front and radiator.

BEDROOM TWO: 9'8 x 11'9: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 6'1 x 6'8: A final single bedroom with double glazed window to front and radiator.

BATHROOM: A modern fitted suite with panelled bath, walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C, tiling to walls, tiling to floor, radiator and double glazed opaque window to rear.

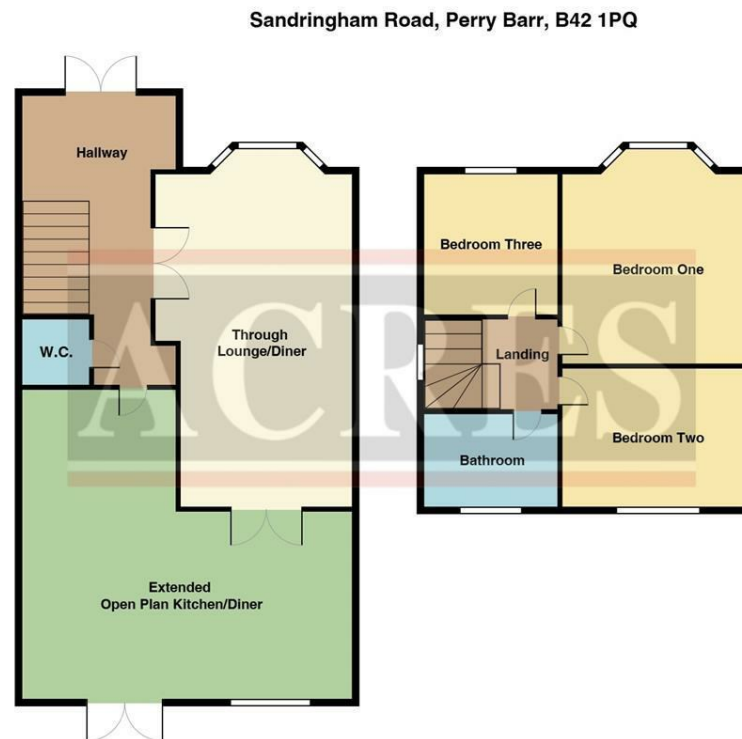
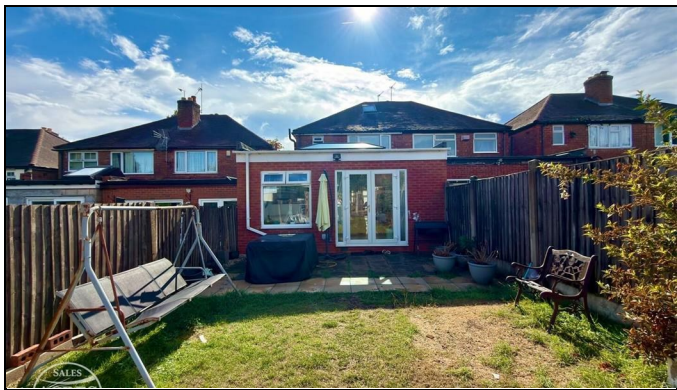
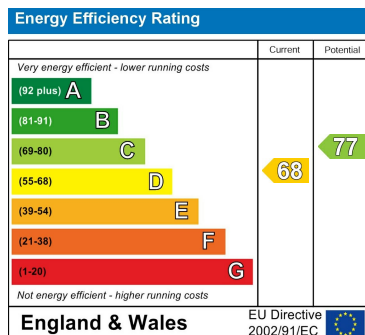
REAR GARDEN: A good size garden with paved patio area and lawn with mature plants, shrubs and trees along with fencing to borders.



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 : B **COUNCIL :** Birmingham

VIEWING: Highly recommended via Acres on 0121 358 6222



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.