

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- SPACIOUS THROUGH LOUNGE / DINER
- SPACIOUS FITTED KITCHEN
- LARGE LEAN TOO / CONSERVATORY
- FITTED FAMILY BATHROOM
- POTENTIAL TO EXTEND (STPP)
- OFF ROAD PARKING / GARAGE TO REAR
- IDEAL FIRST TIME BUY
- SOUGHT AFTER LOCATION



**GLENMEAD ROAD, BIRMINGHAM, B44 8UE - OFFERS OVER £205,000**

Acres are pleased to offer this three-bedroom semi-detached family home set in the heart of Great Barr with access to local schooling, public shops, and excellent transport links nearby. The property offers a rear garage providing off-road parking, complemented by a lawned front garden and pathway leading to an enclosed porch. This in turn opens into a spacious open-plan through living/dining room, ideal for modern family living. The ground floor also benefits from a well-sized fitted kitchen along with a large lean-to / conservatory, offering additional versatile living space. To the first floor is a generous landing area giving access to two double bedrooms, a third single bedroom and a fitted family bathroom. To the rear is a low-maintenance garden featuring a patio area leading onto a lawn, with further access to the single garage once again. Perfect for first-time buyers, this home offers fantastic potential and comfortable family accommodation throughout. **HURRY BEFORE YOU'RE TOO LATE!**

Accessed from the fore via front garden with lawn and footpath leading to double glazed entrance door, into;

**PORCH:** 7'5 x 1'9: Double glazed windows and double glazed internal door into;

**THROUGH LIVING/DINING ROOM:** 16'6 max, 8'8 min x 28'8: A great size through living / dining space with radiator and double glazed bay window to front and double glazed window to rear along with door leading into;

**FITTED KITCHEN:** 7'3 x 11'4: A fitted kitchen with a range of drawer and base units, work surfaces, sink and drainer, space for cooker, tiling to splashback, space and plumbing for washing machine, space for fridge freezer and door into;

**LEAN TO CONSERVATORY:** 15'7 x 9'8: Double glazed windows and double glazed double doors to rear and side.

**LANDING:** 3'1 x 7'9: Access into loft and doors into;

**BEDROOM ONE:** 10'4 x 11'9: A great size double bedroom with double glazed window to rear and radiator.

**BEDROOM TWO:** 10'4 x 11'9: A further good size double bedroom with double glazed window to front and radiator.

**BEDROOM THREE:** 6'8 x 7'1: A final bedroom with double glazed window to front and radiator.

**BATHROOM:** 6'8 x 9'6: A fitted suite with panelled bath, shower over, wash hand basin, tiling to part walls, radiator and double glazed opaque window to rear.

**REAR GARDEN:** A good size garden with lawn with fencing to borders along with a single garage to far rear allowing off road parking.

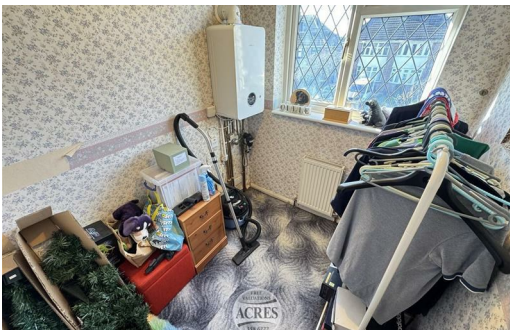
**REAR GARAGE:** Accessed via communal rear access. (Please check the suitability of this garage for your own vehicle)

**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.

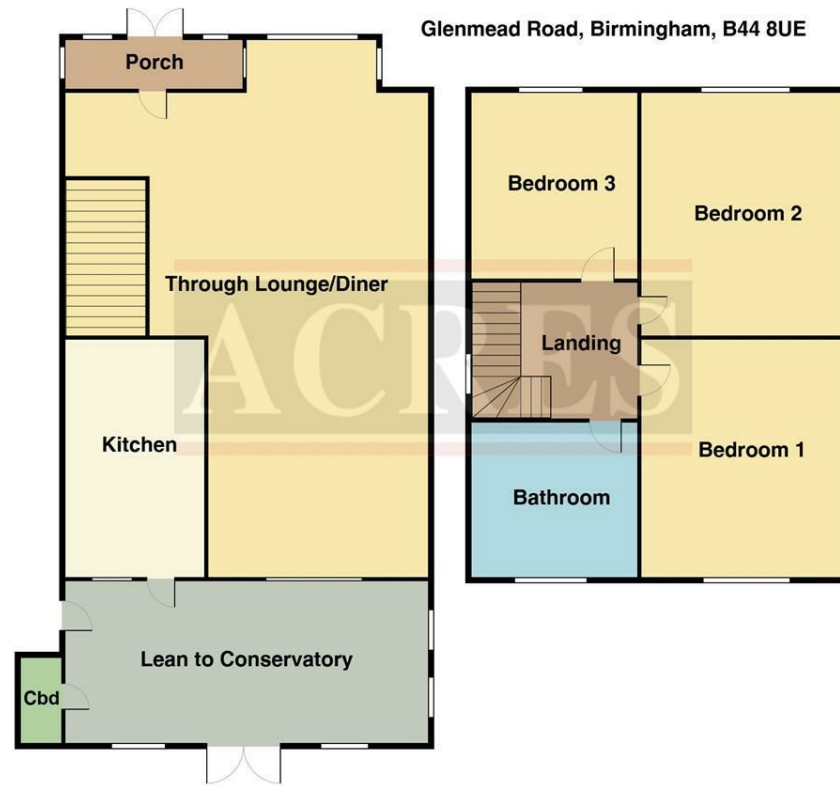


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**COUNCIL TAX BAND :** B                      **COUNCIL :** Birmingham

**VIEWING:** Highly recommended via Acres on 0121 358 6222

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.