

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- EXTENDED SEMI DETACHED FAMILY HOME
- TWO DOUBLE BEDROOMS
- SPACIOUS LIVING ROOM
- EXTENDED FITTED KITCHEN
- DOWNSTAIRS MODERN FAMILY BATHROOM
- LOW MAINTIANCE REAR GARDEN
- OFF ROAD PARKING TO FRONT
- PRIVATE CUL-DE-SAC LOCATION
- NEWLY FITTED ROOF WITH WARRENTY
- IDEAL FIRST TIME BUY



**ASHWORTH ROAD, GREAT BARR, B42 2RB - OFFERS OVER £205,000**

Introducing this extended two-bedroom semi-detached home, set in the heart of Great Barr within a quiet and private cul-de-sac location. The property features a driveway to the front, providing off-road parking and leading into a spacious porch and welcoming hallway area. To the front is a comfortable living room, while to the rear sits an extended fitted kitchen/diner, offering an excellent space for everyday family living. The ground floor also benefits from a modern family bathroom. The first floor comprises a landing area leading to two well-proportioned double bedrooms. Outside, the property boasts a low-maintenance rear garden with a patio area and artificial lawn, providing an ideal space to relax. Perfect for first-time buyers, this lovely home offers both comfort and convenience in a sought-after location. **HURRY BEFORE YOU'RE TOO LATE!**

Accessed from the fore via driveway offering off road parking, lawn and pathway leading to double glazed entrance door, leading into;

**PORCH:** 3'4 x 6'5: Having double glazed windows and internal door into;

**HALLWAY:** 4'9 max, 2'3 min x 10'5: A spacious entrance with stairs to first floor, radiator, double glazed window and doors into;

**LIVING ROOM:** 9'9 max, 7'1 min x 15'3 (bay): A great size living area with radiator and double glazed bay window to front.

**EXTENDED FITTED KITCHEN:** 9'7 max, 5'1 min x 16'2: A modern extended 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, gas hob with extractor hood over, tiling to splashback, space and plumbing for washing machine, dishwasher and tumble dryer, space for fridge and freezer, double glazed window to side and double glazed door to rear, tiling to floor and wall mounted central heating boiler.

**DOWNSTAIRS BATHROOM:** 4'2 x 7'3: A modern fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, close couple W.C., tiling to floor and walls and radiator.

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

**BEDROOM ONE:** 9'9 x 10'5: A great size double bedroom with double glazed window to front and radiator.

**BEDROOM TWO:** 9'9 x 10'2: A further good size double bedroom with double glazed window to rear and radiator.

**REAR GARDEN:** A good size well maintained, low maintenance garden with paved patio area and artificial lawn 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:** 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
<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>		
	69	80

England & Wales      EU Directive 2002/91/EC



25 Ashworth Road, Great Barr, B42 2RB



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.

