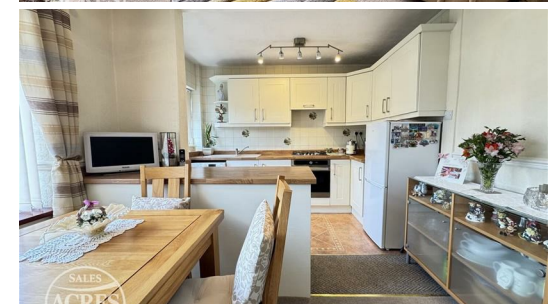


ACRES

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



- MID TERRACED FAMILY HOME
- THREE SPACIOUS BEDROOMS
- WELL PRESENTED LIVING ROOM
- OPEN PLAN KITCHEN / DINER
- MODERN FAMILY BATHROOM
- WELL MANICURED REAR GARDEN
- OFF ROAD PARKING TO FRONT
- POTENTIAL TO EXTEND (STPP)
- QUIET CUL-DE-SAC LOCATION
- IDEAL FIRST TIME BUY



CALVER GROVE, GREAT BARR, B44 9BE - OFFERS OVER £225,000

A spacious and well-presented three-bedroom mid-terrace family home, perfectly positioned in the heart of Great Barr, Birmingham, within a quiet and sought-after cul-de-sac location. The property benefits from a generous driveway providing ample off-road parking, leading to an enclosed porch that opens into a bright, light and airy hallway. To the front is a well-presented living room, offering a warm and inviting space for relaxation, while to the rear sits a modern open-plan kitchen and diner—ideal for everyday family living and entertaining. The first floor features a spacious landing giving access to two excellent double bedrooms, a good-size third single bedroom, and a modern family bathroom. Externally, the property boasts a beautifully maintained rear garden, complete with a patio area leading to a central lawn, and a further patio space at the far end, accompanied by a practical shed unit—perfect for storage or outdoor hobbies. Ideal for first-time buyers, this delightful home offers comfort, convenience and contemporary living in a desirable location. **HURRY BEFORE YOU'RE TOO LATE!**

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

PORCH: 7'1 x 1'7: Double glazed windows and internal door into;

HALLWAY: 5'4 max, 2'7 min x 12'3: A light and airy entrance with stairs to first floor, radiator and door into;

LIVING ROOM: 9'8 x 15'8 (bay): A great size living space with fire surround and fire, radiator and double glazed bay window to front.

OPEN PLAN KITCHEN/DINER: 15'7 max, 14'4 min x 10'2: A open plan fitted kitchen / diner with a range of drawer base and eye level units, work surfaces, sink and drainer, double glazed window to rear, integrated oven, gas hob with extractor hood over, tiling to splashback, tiling to floor, space and plumbing for washing machine, space for fridge freezer, double glazed door to rear, dining area with radiator, wall mounted gas fire / back boiler and double glazed window to rear.

LANDING: 2'5 x 6'2: Doors into;

BEDROOM ONE: 11'5 max, 9'3 (wardrobe) x 10'8: A great size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM TWO: 9'3 max, 7'3 (wardrobe) x 13'6: A further good size double bedroom with built in wardrobe system, double glazed window to front and radiator.

BEDROOM THREE: 8'0 x 9'2: A final bedroom with double glazed window to front and radiator.

BATHROOM: A modern fitted suite with panelled bath, wash hand basin, close couple W.C, tiling to walls, tiling to floor, chrome ladder style radiator and double glazed opaque window to rear.

REAR GARDEN: A beautifully maintained 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 vendors that property is Leasehold. (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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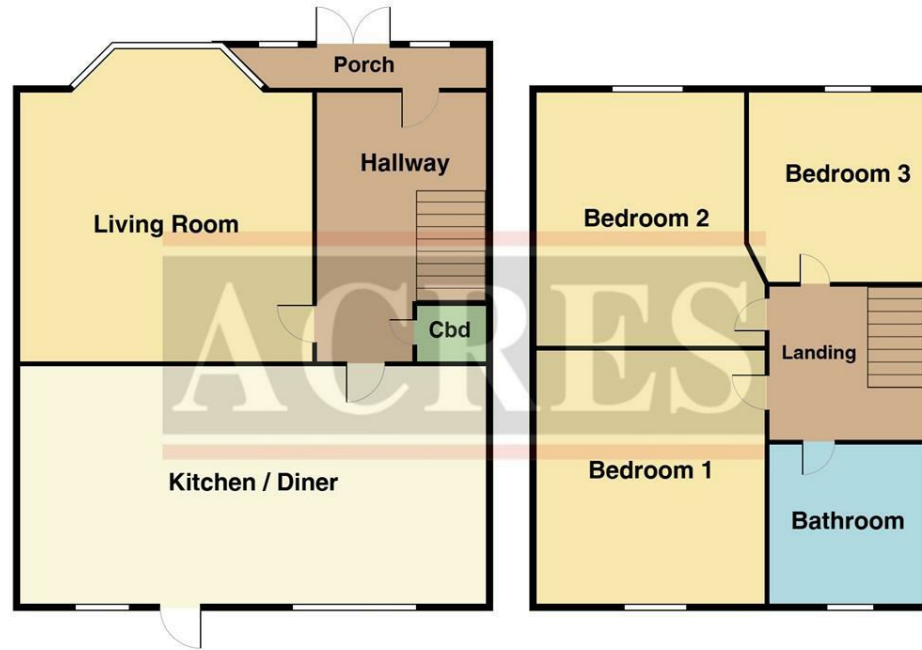
COUNCIL TAX BAND : B **COUNCIL :** Birmingham

VIEWING: Highly recommended via Acres on 0121 358 6222

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales EU Directive 2002/91/EC		



Calver Grove, Birmingham, B44 9BE



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.

