

# ACRES

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



- EXTENDED SEMI DETACHED HOME
- TWO DOUBLE BEDROOMS
- MODERN FITTED KITCHEN
- SEPARATE UTILITY ROOM
- WELL PRESENTED LIVING ROOM
- CONSERVATORY / DINING AREA
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- LARGE REAR GARDEN
- IDEAL FIRST TIME BUY



**CORBRIDGE AVENUE, GREAT BARR, B44 9UQ - OFFERS OVER £210,000**

It is a privilege to offer for sale this amazing two double bedroom semi detached house ideal for a first time buy! Being located near local shops, schooling for all ages and close access to public transport. This home is superb and offers many lovely features throughout to include a spacious hallway, generous living room to rear opening into conservatory / dining space, modern fitted kitchen to front with separate utility & side access. To the first floor are two spacious double bedrooms with fitted wardrobes and modern family bathroom. To the front of the property offers off road parking for two vehicles and to rear is a stunning patio to fore leading to large lawn. Opportunities like this do not come up very often so an early viewing is essential so that you do not miss out! Call to book your viewing slot before it's too late. HURRY BEFORE YOU'RE TOO LATE!

Accessed via block paved driveway allowing off road parking for multiple cars and door leading into;

HALLWAY: 9'10 x 2'11: Stairs to first floor, radiator and doors into;

LIVING ROOM: 14'1 x 9'8: A great size open plan living area with radiator and opening into;

CONSERVATORY / DINING SPACE: 10'1 x 9'5: Tiling to floor, double glazed windows surrounding and double glazed doors out to garden.

FITTED KITCHEN: 10'9 x 9'7: Modern fitted kitchen with drawer base and eye level units, work surfaces, double sink under double glazed window to front, electric hob with extractor hood over, integrated double oven, integrated fridge freezer, radiator and opening into;

SEPARATE UTILITY: 20'10 x 3'9: A great additional space housing boiler, space and plumbing for washing machine and tumble dryer, radiator and doors to front and rear.

LANDING: 7'3 / 5'6max x 2'6min: Double glazed opaque window to side and doors into;

BEDROOM ONE: 14'3max x 12'3(wardrobe) / 9'10: A good size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM TWO: 12'2 / 6'8max x 5'2(wardrobe): A further good size double bedroom with cupboard space, double glazed window to front and radiator.

BATHROOM: 7'3 x 6'2: Modern white suite with bath and shower over, wash hand basin, close couple W.C., tiling to floor and walls, ladder style towel rail/radiator and double glazed opaque window to front.

REAR GARDEN: A good size garden with paved patio area and long 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>                                   |           | <b>87</b> |
| (69-80) <b>C</b>                                   |           |           |
| (55-68) <b>D</b>                                   | <b>64</b> |           |
| (39-54) <b>E</b>                                   |           |           |
| (21-38) <b>F</b>                                   |           |           |
| (1-20) <b>G</b>                                    |           |           |
| <i>Not energy efficient - higher running costs</i> |           |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC |           |           |



Corbridge Avenue, Kingstanding B44 9UQ



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.