

ACRES

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- HEAVILY EXTENDED DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS (TWO BEDROOMS EXTENDED TO REAR)
- EXTENDED OPEN PLAN LOUNGE / DINER
- MODERN FITTED KITCHEN
- SEPARATE UTILITY / DOWNSTAIRS GUEST W.C.
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING & GARAGE SPACE
- STUNNING PRIVATE REAR GARDEN
- SOUGHT AFTER LOCATION
- HIGH SPEC THROUGHOUT



NEWTON ROAD, GREAT BARR, B43 6AD - OFFERS AROUND £440,000

Discover this heavily extended three double bedroom detached family home, perfectly positioned in the heart of Great Barr on the ever-so-popular Newton Road. Benefiting from an impressive double-storey rear extension, this superb property provides exceptional living space ideal for modern family life. To the front, the property offers off-road parking with access to an internal garage. A warm and welcoming hallway leads into a modern fitted kitchen positioned to the front, complemented by a separate utility room and a convenient guest WC. To the rear, the extension has created a fantastic open-plan living and dining space, beautifully designed for both relaxing and entertaining. The first floor features a spacious landing giving access to three well-proportioned double bedrooms. The extended master bedroom boasts a contemporary en-suite shower room, while bedroom two also benefits from additional extension space along with a third and final double bedroom and a modern family bathroom complete the accommodation. Outside, the rear garden enjoys a generous patio area leading onto a well-kept lawn, offering excellent privacy as it backs onto Red House Park, providing a peaceful and leafy backdrop. This is a truly impressive family home in a highly sought-after location, ready to be enjoyed from the moment you step inside. HURRY BEFORE YOU'RE TOO LATE!

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

HALLWAY: A light and airy entrance with stairs to first floor, radiator and doors into;

LIVING/DINING ROOM: 21'9 x 19'2: A great size extended open plan living and dining space with fire surround and fire, radiator and double glazed window to side along with double glazed double doors to rear.

FITTED KITCHEN: 19'9 x 7'1: A modern fitted kitchen with a range of modern drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated double oven, gas hob with extractor hood over, tiling to splashback, spotlights to ceiling, space and plumbing for washing machine and dishwasher, space for fridge freezer, radiator and double glazed door to rear.

GUEST W.C: Fitted with close couple W.C, wash hand basin, ladder style radiator, spotlights to ceiling and double glazed window to rear along with utility space and access into garage.

LANDING: A light and airy hallway with doors into;

BEDROOM ONE: 19'1 x 10'6: A great size extended double bedroom with built in wardrobe system, double glazed window to rear and radiator along with door leading into;

ENSUITE: A modern fitted suite with walk in shower cubicle, wash hand basin tiling to floor and walls, spotlights to ceiling, chrome ladder style radiator and double glazed window to side.

BEDROOM TWO: 20'4 x 8'5: A further good size extended double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 10'4 x 8'0: A final double bedroom with double glazed window to front and radiator.

BATHROOM: A fitted suite with spa bath, walk in shower cubicle, wash hand basin, close couple W.C, tiling to part walls, tiling to floor, spotlights to ceiling, radiator and double glazed opaque window to front.

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

GARAGE: 17'11 x 7'11: With up and over door, light and power. (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: E.

VIEWING: Recommended via Acres on 0121 358 6222.



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COUNCIL TAX BAND : E **COUNCIL :** Sandwell

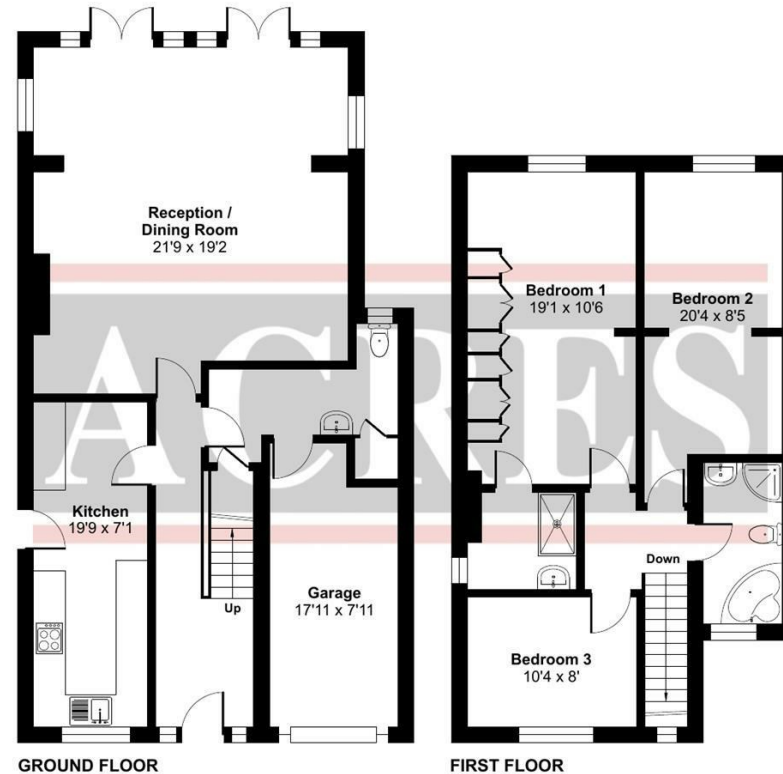
VIEWING: Highly recommended via Acres on 0121 358 6222

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Newton Road, Birmingham, B43

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (PMS2 Residential). © nrichcom 2026. Produced for Acres Estate Agent. REF: 1442358

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.

