ACRES

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



- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- MASTER BEDROOM WITH EN SUITE SHOWER ROOM
- OPEN PLAN LOUNGE / DINER
- FITTED KITCHEN
- FITTED FAMILY BATHROOM
- ALLOCATED PARKING SPACE
- IDEAL FIRST TIME BUY
- LONG LEASE REMAINING
- NO UPWARD CHAIN





WALSALL ROAD, GREAT BARR, B42 1TF - OFFERS AROUND £130,000

A fantastic opportunity to acquire this spacious and well-presented two-bedroom ground-floor apartment, ideally situated in the heart of Great Barr, offering convenient access to a range of local amenities, including shops, reputable schooling, public transport links and major motorway networks. The property benefits from secure gated access leading to allocated off-road parking, along with beautifully maintained communal gardens surrounding the development, providing a pleasant and attractive setting. Internally, the apartment offers a welcoming, light and airy entrance hallway leading into a generously sized open-plan living and dining room, creating an ideal space for both relaxing and entertaining. The accommodation further benefits from a well-appointed fitted kitchen, offering ample storage and worktop space. The property boasts two spacious bedrooms, including an impressive master bedroom with a private en suite shower room. A further well-proportioned bedroom and a fitted family bathroom complete the internal accommodation. Externally, residents can enjoy the fantastic communal gardens, while the secure gated parking provides additional convenience and peace of mind. Offered with a long lease and no upward chain, this superb apartment presents an excellent opportunity for first-time buyers, professionals, downsizers or investors alike. Early viewing is highly recommended to fully appreciate the space, presentation and convenient location this fantastic property has to offer. HURRY BEFORE YOU'RE TOO LATE - NO UPWARD CHAIN!

Accessed from the fore via gated entrance into communal car park with allocated parking space, into communal hallway leading to entrance door;

HALLWAY: 3'6 x 16'3: A light and airy entrance with radiator and doors into;

OPEN PLAN LOUNGE/DINER:13'3 max, 9'9 min x 17'8 max, 6'3 min: A great size living / dining space with radiators and double glazed double doors to rear and open plan with;

FITTED KITCHEN: 7'5 x 5'2: A 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 with extractor hood over, gas hob, tiling to splashback, space and plumbing for washing machine, space for fridge freezer and wall mounted central heating boiler.

BEDROOM ONE: 10'1 max, 8'6 (wardrobe) x 12'9: A great size double bedroom with built in wardrobe system, double glazed bay window and radiator along with door leading into;
ENSUITE: 5'2 x 4'9: Fitted with walk in shower cubicle, close couple W.C, wash hand basin, tiling to part walls, wood effect flooring and double glazed opaque window.

BEDROOM TWO: 6'9 x 9'5: A further good size double bedroom, double glazed window and radiator.

BATHROOM: 4'7 x 7'9: A fitted suite with panelled bath, wash hand basin, close couple W.C, tiling to walls, wood effect flooring and radiator.











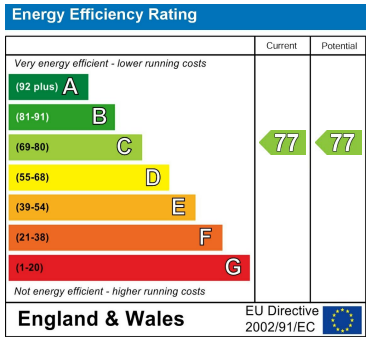

FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

TENURE: We have been informed by the vendor that the property is Leasehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

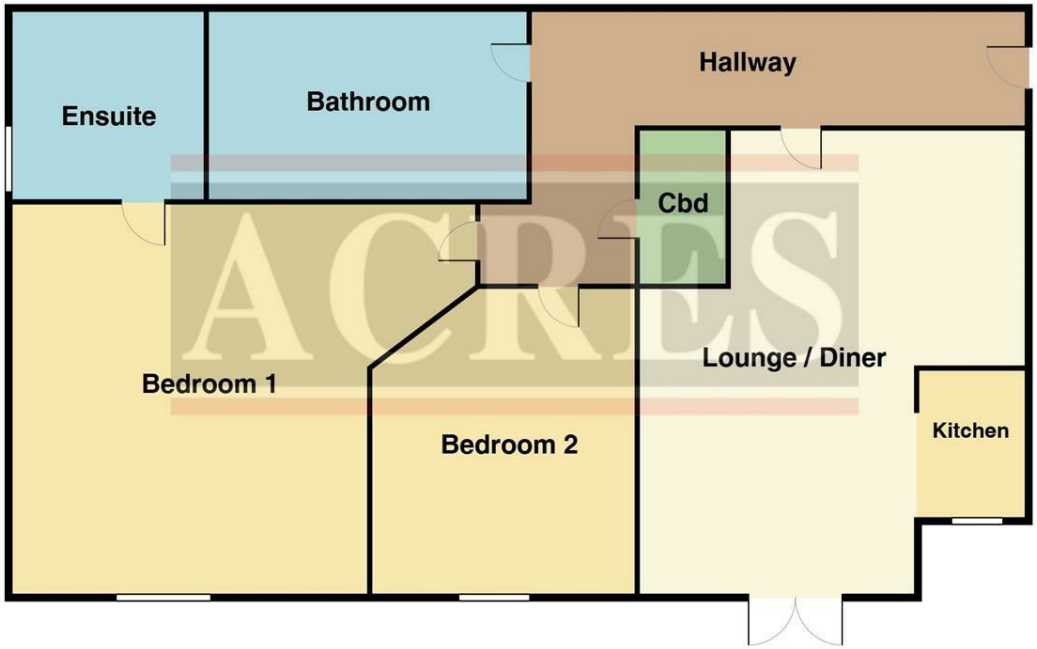
COUNCIL TAX BAND : C COUNCIL : Sandwell

VIEWING: Highly recommended via Acres on 0121 358 6222





Sandringham Court, Great Barr, B42 1TF



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.