

ACRES

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- EXTENDED SEMI DETACHED HOUSE
- THREE BEDROOMS
- SPACIOUS LOUNGE / DINER
- EXTENDED FITTED KITCHEN
- SEPERATE UTILITY
- LARGE FAMILY BATHROOM
- OFF ROAD PARKING
- PRIME LOCATION
- IDEAL FIRST TIME BUY
- NO UPWARD CHAIN



STANFORD AVENUE, GREAT BARR, B42 1JT - OFFERS AROUND £235,000

It is a pleasure to offer for sale this superb extended traditionally styled property located in a prime location off the very popular Walsall Road beaming with potential for further extension (STPP). Benefiting from double glazing and gas central heating (both where specified) The interiors offer welcoming hallway, large through lounge / diner, extended fitted kitchen leading into extended utility room with access to front. To the first floor are three excellent bedrooms and large family bathroom with white suite. Outside is a fore garden offering parking space and to the rear is a well sized garden with long lawn and patio area surrounded by an abundance of bushes and trees along with single garage to far rear. Viewing comes highly recommended to appreciate this fabulous family home and the potential that is on offer!

Accessed via paved driveway allowing off road parking and steps leading into;

HALLWAY: 9'3 / 5'2max x 2'5min: Stairs to first floor, cupboard space, radiator and doors into;

THROUGH LOUNGE/DINER: 25'9 x 9'6: A great size living/dining area with fire surround and fire, radiator, double glazed doors out to garden, further radiator and double glazed bay window to front.

EXTENDED KITCHEN: 21'1max x 16'6min / 9'10: Extended fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed windows to rear, integrated oven, gas hob and extractor hood over, tiling to splashback, space for fridge freezer and double glazed door out to rear.

SEPARATE UTILITY: 7'11 x 4'3: A great additional space with space and plumbing for washing machine and housing gas central heating boiler.

LANDING: 5'9 x 2'11: Access to loft which has recently been insulated with storage and ladder access, and doors into;

BEDROOM ONE: 13'5(into bay) x 10'5min / 9'1max x 7'10min: A good size double bedroom with double glazed bay window to rear and radiator.

BEDROOM TWO: 12'4(into bay) x 9'6min / 9'1max x 7'10min: A further good size double bedroom with double glazed window to front and radiator.

BEDROOM THREE: 6'11 x 5'9: A good sized third bedroom, double glazed window to front and radiator.

BATHROOM: 7'3 x 5'8: White suite with panelled bath, separate shower cubicle, wash hand basin, close couple W.C., tiling to walls, radiator and double glazed opaque window to rear.

REAR GARDEN: A good size garden with paved patio area and path to rear, lawn with fencing to borders and to far rear single garage space with communal access.

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: C.

VIEWING: Recommended via Acres on 0121 358 6222.

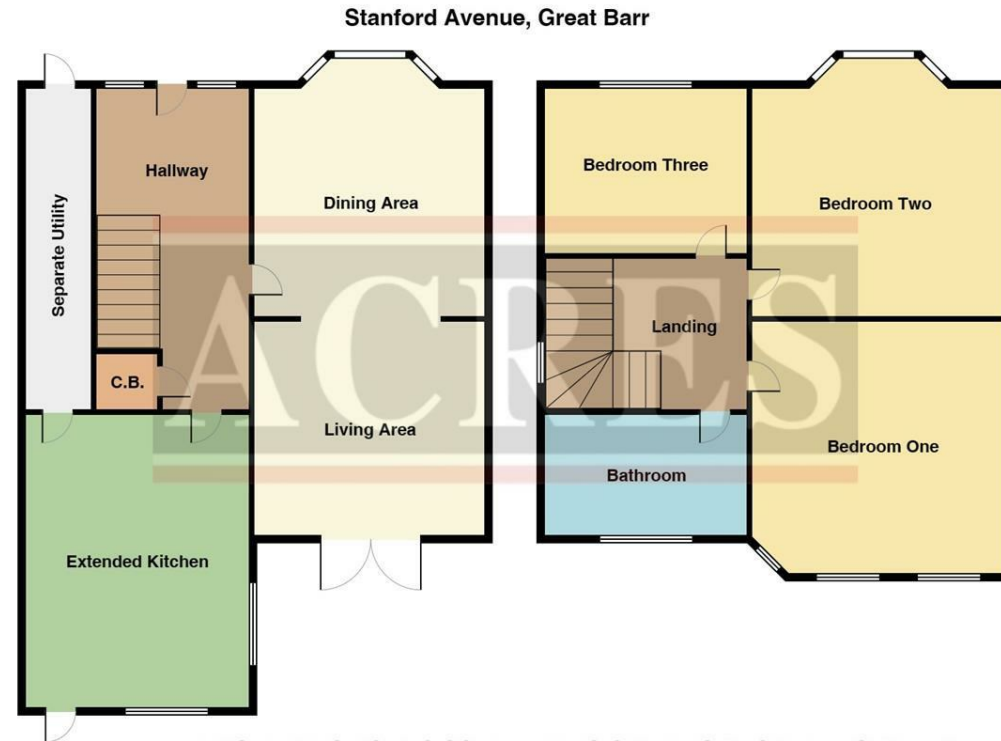


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COUNCIL TAX BAND : C **COUNCIL :** Birmingham

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		87
(81-91) B		
(69-80) C	70	
(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	



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.