ACRES

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

- SEMI DETACHED FAMILY HOME
- HUGE SCOPE INTERNALLY AND EXTERNALLY BY WAY OF EXTENSION (STPP)
- THREE SPACIOUS BEDROOMS
- WELL PRESENTED LIVING ROOM
- FITTED KITCHEN
- FITTED FAMILY BATHROOM
- SEPARATE W.C.
- OFF ROAD PARKING & INTERNAL GARAGE
- LARGE REAR GARDEN
- NO UPWARD CHAIN

PINLEY GROVE, GREAT BARR, B43 7RB - OFFERS OVER £257,500

A spacious and well-presented three-bedroom semi-detached family home, ideally situated within a quiet cul-de-sac on the ever-popular Park Farm Estate in Great Barr. The property enjoys excellent access to local shops, public transport links and well-regarded schooling, making it an ideal choice for families and first-time buyers alike. The property benefits from a large driveway providing ample off-road parking, with access to an internal garage. Internally, there is a light and airy entrance hallway with double doors leading into a spacious living and dining room, along with access to a fitted kitchen. To the first floor, a spacious landing provides access to two well-proportioned double bedrooms, a fantastic-sized third bedroom, a family bathroom and separate W.C. To the rear is a tremendous-sized garden, featuring a paved patio area leading onto a substantial lawn, offering an excellent outdoor space for families and entertaining. The property also offers fantastic scope for further improvement and extension, both internally and externally, subject to the necessary planning permissions. Offered with no upward chain, this is an excellent opportunity for first-time buyers or families looking to put their own stamp on a well-located home. HURRY BEFORE YOU'RE TOO LATE - NO UPWARD CHAIN!

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

HALLWAY: 9’6 x 5’8: A light and airy entrance with stairs to first floor, radiator and double doors into;

LOUNGE/DINER: 12’4 max, 11’3 min x 16’1: A great size living and dining space with fire surround and fire, radiator and double glazed double doors to rear.

FITTED KITCHEN: 6’8 x 9’8: 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, electric hob with extractor hood over, tiling to splashback, space and plumbing for washing machine, space for fridge freezer and door to rear.

LANDING: 6’3 x 2’5: Doors into;

BEDROOM ONE: 12’5 x 10’6: A great size double bedroom with double glazed window to rear and radiator.

BEDROOM TWO: 9’3 x 12’2: A further good size double bedroom with double glazed window to front and radiator.

BEDROOM THREE: 6’9 x 9’2: A final bedroom with double glazed window to front and radiator.

BATHROOM: 6’9 x 7’2: A fitted suite with panelled bath, shower over, wash hand basin, tiling to walls, radiator and double glazed opaque window to rear.

SEPARATE W.C: 2’7 x 4’1: Fitted with close couple W.C and double glazed opaque window.

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

GARAGE: Having double opening doors opening outwards onto the drive.. (Please check the suitability of this garage for your own vehicle)

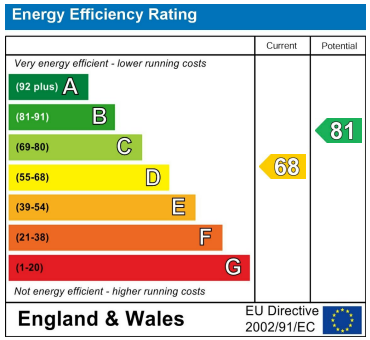
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

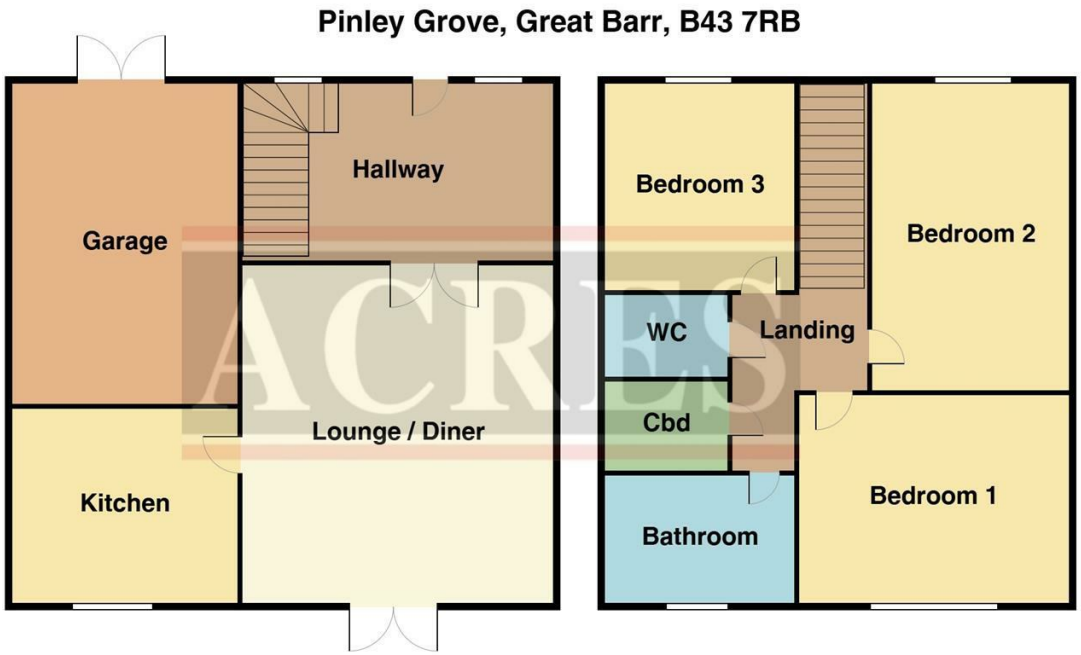
The Property Ombudsman

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

COUNCIL TAX BAND : C COUNCIL : Walsall

VIEWING: Highly recommended via Acres on 0121 358 6222





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.