

ACRES

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DRAFT

- REFURBISHED SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- SPACIOUS LIVING ROOM
- MODERN RE-FITTED OPEN PLAN KITCHEN / DINER
- MODERN RE-FITTED FAMILY BATHROOM
- SPACIOUS CONSERVATORY
- OFF ROAD PARKING TO FRONT & SINGLE REAR GARAGE
- LOW MAINTIANCE REAR GARDEN
- IDEAL FIRST TIME BUY
- NO UPWARD CHAIN



FARNHAM CLOSE, GREAT BARR, B43 5RN - OFFERS OVER £269,950

This spacious and recently refurbished three-bedroom semi-detached family home is ideally situated within a quiet cul-de-sac location in the heart of Great Barr, offering excellent access to fantastic local schooling, public transport links and a variety of shops and amenities nearby. The property benefits from a spacious double driveway providing ample off-road parking, leading to an enclosed porch and welcoming entrance hallway. The ground floor offers a spacious living room, while to the rear is a modern and recently refitted open-plan kitchen / diner, providing a fantastic contemporary living and entertaining space with further access into a conservatory. To the first floor is a spacious landing leading to two generous double bedrooms, a good-sized third single bedroom and a modern, recently refitted family bathroom. Externally, the rear garden has been designed for ease of maintenance, featuring a patio area with steps leading up to a lawned section, together with a single garage positioned to the far rear. Offering a great standard of living throughout, this well-presented home is ideally suited to first-time buyers and benefits from the highly desirable advantage of no upward chain. **HURRY BEFORE YOU'RE TOO LATE - NO UPWARD CHAIN - NEWLY REFURBISHED THROUGHOUT!**

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

PORCH: 8'9 x 2'5: Double glazed double sliding door, double glazed windows and internal door into;

HALLWAY: 5'9 max, 3'2 min x 15'3: A light and airy entrance having stairs to first floor, radiator and doors into;

LIVING ROOM: 10'4 x 16'1: A great size living space with radiator and double glazed bay window to front.

OPEN PLAN KITCHEN/DINER: 5'9 x 8'8: A modern re-fitted kitchen / diner with a range of modern drawer base and eye level units, work surfaces, sink and drainer under double glazed window to side, integrated oven, gas hob with extractor hood over, tiling to splashback, tiling to floor, spotlights to ceiling and double glazed double sliding doors into;

CONSERVATORY: 12'7 x 7'5: A great additional living space with double glazed windows and double glazed door to rear.

SIDE ACCESS: Door to front and door to rear giving access to front and rear.

LANDING: 2'6 x 7'6: Double glazed opaque window to side and doors into;

BEDROOM ONE: 10'5 x 11'4 (bay): A great size double bedroom with double glazed window to front and radiator.

BEDROOM TWO: 10'5 max, 9'2 min x 12'7: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 5'8 x 7'5: A final single bedroom with double glazed window to front and radiator.

BATHROOM: 5'9 x 8'9: A modern re-fitted suite with a newly refurbished panelled bath, shower over, wash hand basin set into vanity unit, close couple W.C., tiling to walls, tiling to floor, radiator and double glazed opaque window to rear.

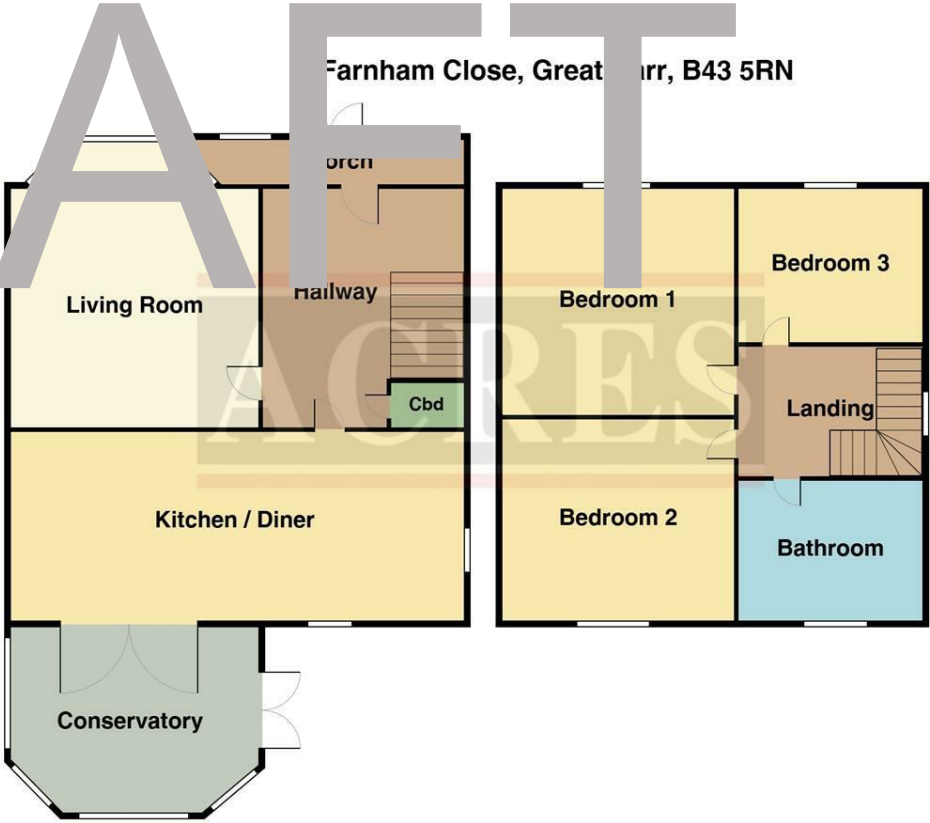
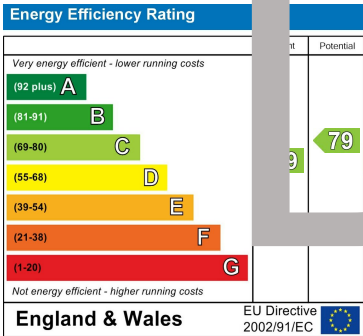
REAR GARDEN: A good size garden with paved patio area and lawn with fencing to borders along with single garage to far rear allowing off road parking.



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: Sandwell

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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPs and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.