

# ACRES

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



- END OF TERRACED FAMILY HOME
- THREE SPACIOUS BEDROOMS
- WELL PRESENTED LIVING ROOM
- MODERN OPEN PLAN KITCHEN / DINER
- MODERN FITTED FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- LARGE REAR GARDEN
- POTENTIAL TO EXTEND (STPP)
- IDEAL FIRST TIME BUY
- PRIME LOCATION



**STERNDALE ROAD, GREAT BARR, B42 2BA - OFFERS AROUND £230,000**

Situated on the ever-popular Beaches Estate in Great Barr, this well-presented and spacious end-of-terrace family home enjoys convenient access to local shops, schools, and excellent public transport links, making it an ideal purchase for first-time buyers. The property benefits from a generous driveway providing ample off-road parking and welcomes you into a light and airy hallway. To the front of the property is a spacious and well-presented living room, while to the rear is a modern open-plan fitted kitchen and dining area, offering an excellent space for everyday family living and entertaining. To the first floor, a spacious landing provides access to two double bedrooms, a third single bedroom, and a contemporary family bathroom. Externally, the property boasts a beautifully maintained rear garden, featuring a patio seating area leading onto a well-kept lawn, creating the perfect space for relaxing and enjoying the outdoors. Offering well-proportioned accommodation throughout and set within a highly sought-after location, this fantastic home is perfectly suited to first-time buyers looking to step onto the property ladder. **HURRY BEFORE YOU'RE TOO LATE!**

Set behind a multi-vehicle block paved driveway, the property is entered via a welcoming reception hall having radiator and wood laminate flooring.

**HALLWAY:** 5'4" max, 2'6" min x 12'2" having radiator and wood laminate flooring.

**LOUNGE:** 14'6" into bay x10' max, 8'8" min PVC double glazed bay window to fore, radiator, coal effect flame gas fire set into feature fire surround.

**OPEN PLAN KITCHEN/DINER:** 15'6" max, 14'4" min x 9'5" PVC double glazed window to rear space for table, fitted with a comprehensive range of matching base and wall units including drawers, together with recesses for washing machine, dishwasher and cooker, space for an American-style fridge freezer and wood laminate flooring.

**STAIRS TO LANDING:** 6'4" max, 5'9" x 2'7" min

**BEDROOM ONE:** 12'1" x 8'7" PVC double glazed window to fore and double radiator.

**BEDROOM TWO:** 9'9" x 9'5" PVC double glazed window to rear, radiator and wood laminate flooring.

**BEDROOM THREE:** 8'9" x 6'7" max, 3'5" min PVC double glazed window to fore, radiator, storage cupboard and wood laminate flooring.

**BATHROOM:** 6'6" x 5'9" PVC double glazed window to rear, white suite comprising bath having shower over, wash hand basin and low flushing WC, complemented by tiled splashbacks.

**OUTSIDE:** Patio area leading to a low maintenance rear garden having further seating area, timber shed, lawn together with shrubs, bushes and trees.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



**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 :** B                      **COUNCIL :** Birmingham

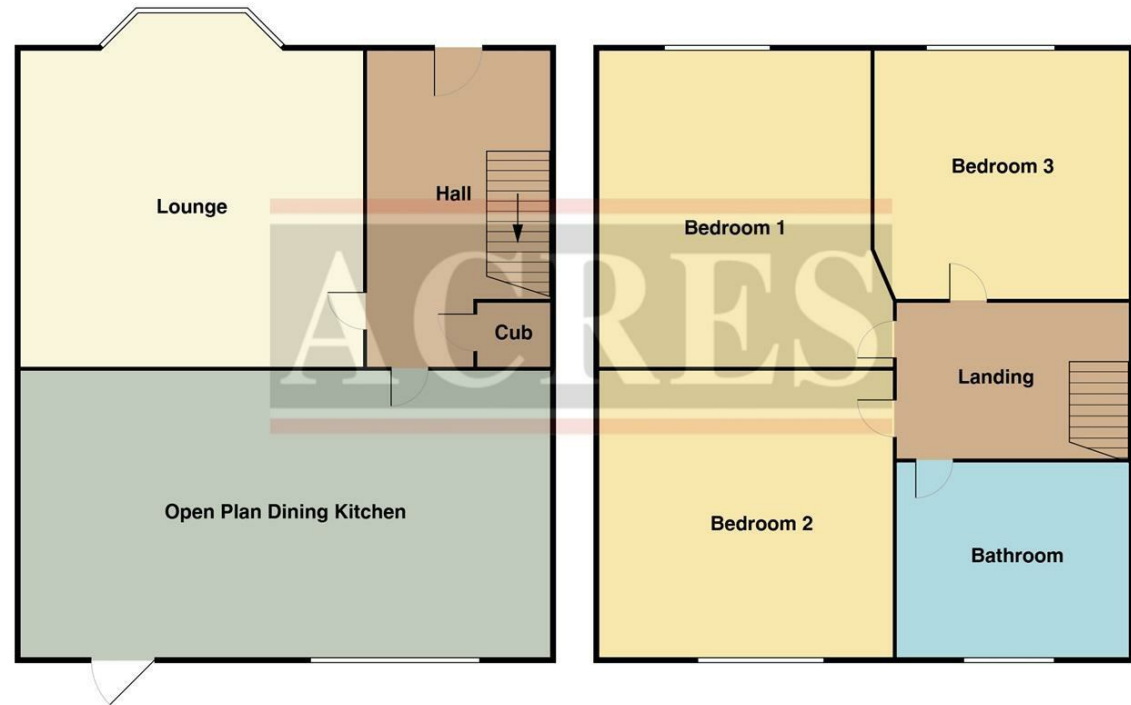
**VIEWING:** Highly recommended via Acres on 0121 358 6222

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	78

England & Wales      EU Directive 2002/91/EC



Sterndae Road, Great Barr



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.

