

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * IDEAL INVESTMENT OPPORTUNITY
- * SIX BEDROOMS
- * FOUR EN-SUITES & SHOWER ROOM
- * SPACIOUS LIVING ROOM
- * MODERN FITTED KITCHEN
- * RECENTLY REFURBISHED
- * LOW MAINTENANCE GARDEN
- * OFF ROAD PARKING TO SIDE
- * PRIME LOCATION
- * NO UPWARD CHAIN



52 Grove Lane, Handsworth B21 9EP - Offers in the region of £360,000

Acres are honoured to offer for sale this imposing Victorian residence offering flexible accommodation as either a multiple room investment property or as a large family home! The property has been extensively modernised throughout and benefits double glazing and gas central heating (both were specified). The spacious interiors include; entrance hallway, spacious living room leading into modern fitted kitchen, downstairs bedroom with en suite shower room along with a further five double bedrooms, three offering further en suite shower rooms and a modern family shower room to accommodate bedroom five & six. The property also offers a basement ideal for one's own use along with low maintenance garden and off road parking to side. The property offers great potential for investment with a guide of £3500pcm to be generated. The property also offers no upward chain & must be viewed to appreciate size, standard and potential!

HALLWAY: 4'0 x 2'10: Stairs to first floor, radiator and doors into;

LIVING ROOM: 15'3 / 11'7max x 10'9min: A great size living area with open brick fire place, radiator, double glazed window to front and door into;

KITCHEN: 11'4 / 9'3max x 7'8min: Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed windows to rear, integrated oven with hob and extractor hood over, space and plumbing for washing machine and fridge freezer, radiator and door out to garden.

BEDROOM ONE: 15'3 x 9'6min / 12'0max x 10'10min: A good size bedroom double glazed window to front, radiator and door into;

EN-SUITE: 5'11 x 4'1: Shower cubicle, wash hand basin and close couple W.C.

BEDROOM TWO: 10'4 / 8'6max x 7'8min: A further good size double bedroom with double glazed window to front, radiator and opening into;

EN-SUITE: 8'6 x 4'2: Shower cubicle, wash hand basin and close couple W.C.

BEDROOM THREE: 15'4 / 12'0max x 10'9min: A further good size double bedroom with two double glazed windows to side and front, radiator and door into;

EN-SUITE: 5'11 x 3'11: Shower cubicle, wash hand basin and close couple W.C.

BEDROOM FOUR: 15'1 / 11'11max x 7'1min: A good size double bedroom, radiator and door into;

EN-SUITE: 5'3 x 4'5: Built in shower cubicle, wash hand basin and close couple W.C.

BEDROOM FIVE: 12'4 / 8'10max x 7'7min: A further good size room with double glazed window to front and radiator.

BEDROOM SIX: 10'10 / 9'5max x 8'2min: A final good size room with double glazed window to front and radiator.

BATHROOM: 5'7 x 4'1: White suite with shower cubicle, wash hand basin, close couple W.C., tiling to part walls and radiator.

BASEMENT: Ideal for ones own use, benefiting power points and lights.

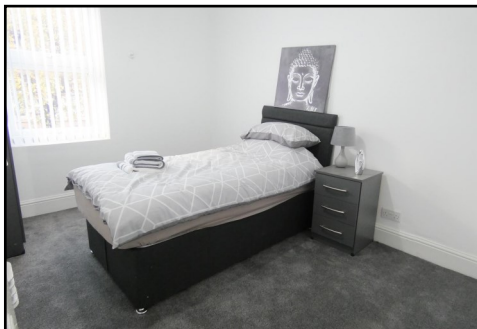
REAR GARDEN: Low maintenance garden with brick built wall surrounding.

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: A.

VIEWING: Recommended via Acres on 0121 358 6222.

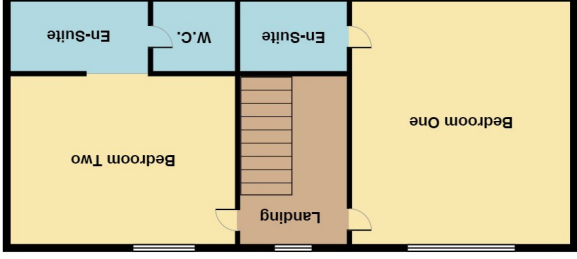


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



52 GROVE LANE, HANDSWORTH B21 9EP

Grove Lane, Handsworth



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		83 B	58 D

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.