

ACRES

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

- * DETACHED FAMILY HOME
- * THREE/FOUR BEDROOMS
- * EXTENDED LIVING ROOM
- * SEPARATE DINING ROOM
- * EXTENDED HIGH SPECIFICATION KITCHEN
- * DOWNSTAIRS GUEST W.C.
- * SEPARATE UTILITY
- * LANDSCAPED GARDEN
- * SUMMER HOUSE
- * POTENTIAL TO EXTEND



Wyemanton Close, Great Barr B43 6DD - Offers in excess of £485,000

It is a privilege to offer for sale this incredible extended detached family home that has wonderful modern interiors throughout along with further potential for extension (STPP). Benefiting from double glazing and gas central heating (both where specified). The property offers, large enclosed porch, large well-presented entrance hall, classically styled dining room with bay window to front, extended spacious living room with feature log burner, beautiful extended open plan fitted kitchen with dining and sitting area, separate utility and downstairs guest W.C.. To the first floor are two double bedrooms both with fitted wardrobes and single bedroom with fitted wardrobes along with modern shower room. Outside is a fore garden offering multiple parking space and access to garage front and to the rear is the icing on the cake a large garden with patio to fore leading to large lawn and an abundance of trees plants and shrubs. To the far rear is a sheltered bar with fitted hot tub and moving down this vast garden offers summer house with log burner and electricity to be used for one's own use! This house really has it all so act fast!

PORCH: 5'11 x 2'8: Double glazed windows and doors with door into;

HALLWAY: 14'9 / 5'8max x 2'8min: Stairs to first floor, radiator and door into;

EXTENDED LIVING ROOM: 26'9(into bay) x 14'3min / 18'10max x 9'10min: A great size extended living area with wooden flooring throughout, two double glazed bay windows to front, log burner fire, two radiators and double glazed bi-fold doors out to garden.

DINING ROOM: 15'5(into bay) x 7'5: A good size dining area with wooden flooring throughout, radiator and double glazed bay window to front.

OPEN PLAN KITCHEN/DINER: 18'2max x 8'5min / 17'4max x 4'11min: Beautiful modern fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, range style oven and gas hob and extractor hood over, integrated microwave, American style fridge freezer, tiling to floor, radiator, double glazed windows to rear and double glazed doors out to garden and door into;

SEPARATE UTILITY/GUEST W.C.: 5'7 x 4'3: Work surfaces with sink under double glazed window to rear, space and plumbing for washing machine and tumble dryer, close couple W.C. and tiling to walls.

LANDING: 6'5 x 2'2: Double glazed opaque window and doors into;

BEDROOM ONE: 14'4(into bay) / 9'11max x 7'6(wardrobe): A good size double bedroom with built in wardrobe system, double glazed bay window to front and radiator.

BEDROOM TWO: 11'6 / 9'11max x 7'11(wardrobe): A further good size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM THREE: 8'4 x 6'4(wardrobe) / 7'4: A final good size room with built in wardrobe system, double glazed window to rear and radiator.

SHOWER ROOM: 7'9 / 5'7max x 2'3min: White suite with walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C., tiling to floor and walls, ladder style towel rail/radiator and double glazed opaque window to rear.

OUTHOUSE: 15'7max x 13'8min / 11'4: A great additional space for ones own use with log burner fire, wooden flooring and double glazed windows and doors leading out to decked patio.

REAR GARDEN: A stunning garden with patio area to fore and steps leading to large lawn with outside decked entertainment area including hot tub, an abundance of flowers and shrubs and fencing to borders.

SINGLE GARAGE: 19'3 x 11'3: Up and Over electric garage door, ceiling light and power points. *(please check the suitability of this garage for your own vehicle)*

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: E.

VIEWING: Recommended via Acres on 0121 358 6222.

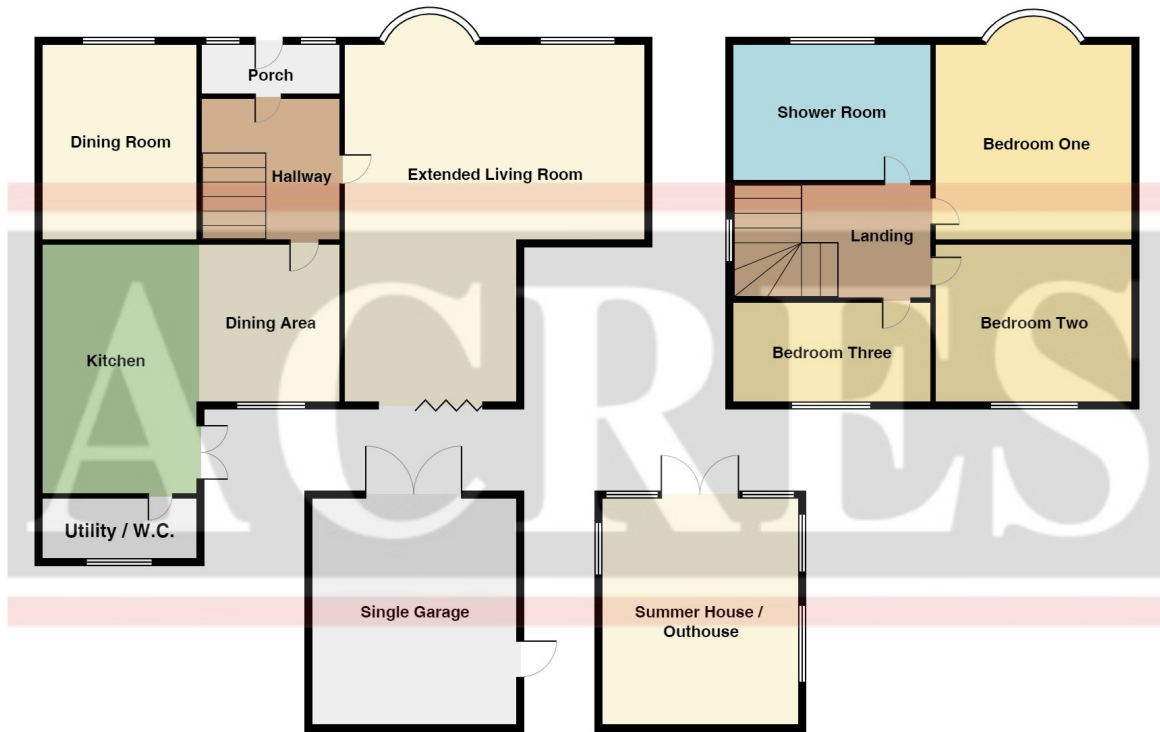


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.

Wyemanton Close, 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		