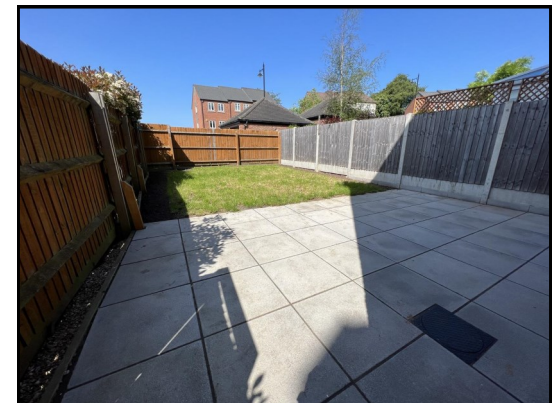


ACRES

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

- * SPACIOUS TOWN HOUSE
- * FOUR BEDROOMS
- * TWO RECEPTION ROOMS
- * OPEN PLAN KITCHEN/DINER
- * DOWNSTAIRS GUEST W.C.
- * MAIN FAMILY BATHROOM
- * EN-SUITE OFF MASTER BEDROOM
- * DOUBLE DRIVEWAY & GARAGE
- * LOW MAINTENANCE GARDEN
- * NO UPWARD CHAIN



Duckery Wood Walk, Great Barr B43 7DW - Offers in the Region of £385,000

Acres are pleased to offer for sale this high quality town house property set in a prime position on the popular Nether hall Estate that benefits from double glazing and gas central heating (both where specified). The interiors spread across three floors include entrance hall, fitted kitchen open plan with dining space, downstairs guest W.C. and living / dining room. To the first floor is a further spacious living room or potential fifth bedroom, master bedroom with fitted wardrobes and en-suite. To the second floor are three further bedrooms and main family bathroom. Outside is a fore garden with large driveway to rear leading to garage front, to the rear is a generous garden with patio to fore and lawn with fantastic privacy and access to garage. The interiors really open up inside so an early viewing is essential to appreciate the size on offer! NO UPWARD CHAIN!

Access is via driveway allowing off road parking along with access to garage front and pathway leading round too;

HALLWAY: 17'10 / 9'6max x 6'1min: Spacious light and airy hallway with stairs to first floor, radiator and doors into;

LIVING ROOM: 14'9(into bay) x 12'6min / 9'7: A great size living / dining area with radiator, double glazed bay window to front.

OPEN PLAN KITCHEN/DINER: 16'3max x 13'1min / 12'3max x 9'1min: Open plan fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, Range style oven, gas hob with extractor hood over, integrated washing machine and fridge freezer, tiling to floor throughout, dining area, radiator and door out to rear.

DOWNSTAIRS GUEST W.C.: 6'5 x 4'2: Close couple W.C., wash hand basin, tiling to floor and part walls and double glazed opaque window to side.

LANDING: 7'9 x 4'4: Airing cupboard / storage and doors into;

FURTHER LIVING ROOM: 16'3 x 11'11: A further great size living area with double glazed window, further Juliet balcony and radiator.

MASTER BEDROOM: 16'4max x 14'1min / 9'3: A great size double bedroom with built in wardrobe system, two double glazed windows to rear, radiator and door into;

EN-SUITE: 6'8 x 4'7: Shower cubicle, wash hand basin, close couple W.C., tiling to floor and part walls, ladder style towel rail/radiator and double glazed opaque window.

SECOND FLOOR LANDING: 11'5 x 3'7: Radiator and doors into;

BEDROOM TWO: 16'3max x 14'1(wardrobe) / 9'8: A further good size double bedroom with built in wardrobe system, two double glazed windows to rear and radiator.

BEDROOM THREE: 12'2 / 9'7max x 7'1min: A further good size bedroom with radiator and double glazed window to front.

BEDROOM FOUR: 12'1 / 6'5max x 5'10min: A final bedroom with radiator, built in wardrobe and double glazed window to front.

BATHROOM: 7'7 x 7'1: A modern family bathroom, panelled bath with shower over, wash hand basin, close couple W.C., tiling to floor and part walls, ladder style towel rail/radiator and double glazed opaque window to side.

REAR GARDEN: A good size garden with paved patio area and lawn with fencing to borders.

GARAGE: : Up and Over 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.

Duckery Wood Walk, Great Barr B43 7DW



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		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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