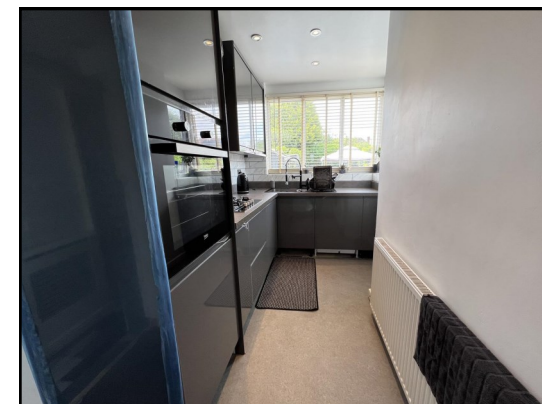


ACRES

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



- * EXTENDED SEMI DETACHED HOUSE
- * THREE BEDROOMS
- * THROUGH LOUNGE/DINER
- * EXTENDED MODERN RE-FITTED KITCH
- * SEPARATE UTILITY
- * MODERN FAMILY BATHROOM
- * LARGE DRIVEWAY / OFF ROAD PARKING
- * WELL KEPT REAR GARDEN
- * IDEAL FIRST TIME BUY
- * HIGH STANDARD THROUGHOUT



Carter Road, Great Barr B43 6JP - Offers in excess of £275,000

This is a beautifully presented extended semi detached property located on this excellent residential road located on the very popular White Crest estate. Benefiting from double glazing and gas central heating (both where specified). The interiors include enclosed porch, lovely entrance hall, stylish through lounge to front with dining space to rear and modern extended re-fitted kitchen along with separate utility area. To the first floor are three good sized bedrooms and a modern family bathroom with white suite. Outside is a large rear garden offering parking space. To the rear is an garden with patio to fore and long lawn attracting beams of sunlight throughout the day! This is a lovely family home that needs to be viewed internally to appreciate size, location and quality! Hurry before you're too late!

Accessed via block paved driveway allowing off road parking for multiple cars and door into;

PORCH: 11'0 x 8'1: Double glazed windows and door with door into;

HALLWAY: 14'4 / 5'4max x 2'7min: Stairs to first floor, Kardin flooring, radiator and doors into;

THROUGH LOUNGE/DINER: 24'4 / 11'5max x 10'3min: A great size through living area with radiator, feature fire place with electric fire, double glazed bay window to front and dining area with further radiator and double glazed windows and door out to rear.

EXTENDED KITCHEN: 12'10 / 6'5max x 5'3min: Extended modern re-fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, gas hob with extractor hood over, tiling to splashback, radiator and door into;

SEPARATE UTILITY: 16'4 x 3'8: A great space for ones own use, with space and plumbing for washing machine, space for fridge freezer and doors to front and rear.

PANDING: 6'8 x 1'11: Double glazed opaque window to side and doors into;

BEDROOM ONE: 13'9(into bay) x 10'11min / 10'11max x 8'10(wardrobe): A great size double bedroom with built in wardrobe system, radiator and double glazed bay window to front.

BEDROOM TWO: 11'6max x 9'5min / 10'10: A further good size double bedroom with built in wardrobe system, radiator and double glazed window to rear.

BEDROOM THREE: 7'2 x 6'0: A final spacious bedroom, double glazed window to front and radiator.

BATHROOM: 6'10 x 5'4: A modern family bathroom with white suite to include panelled bath, wash hand basin set into vanity unit, close couple W.C., tiling to walls, ladder style towel rail/radiator and double glazed opaque window to rear.

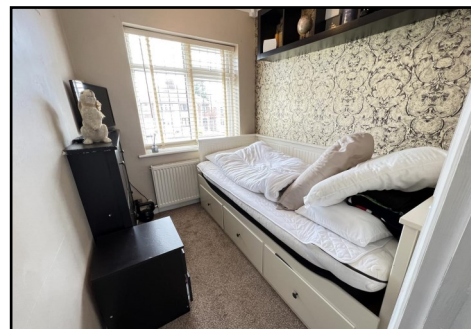
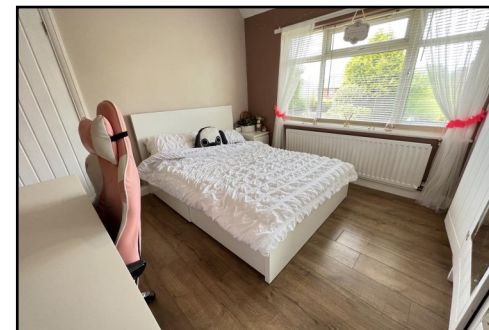
REAR GARDEN: A beautiful well manicured garden with patio area to fore and long lawn with fencing to borders.

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: C.

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.

Carter Road, Great Barr B43 6JP



EPC IN PROGRESS

THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

CARTER ROAD, GREAT BARR B43 6JP