

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * EXTENDED FOUR BED FAMILY HOME
- * FOUR DOUBLE BEDROOMS
- * TWO RECEPTION ROOMS
- * EXTENDED OPEN PLAN KITCHEN/ DINER
- * CONSERVATORY
- * DOWNSTAIRS GUEST W.C.
- * MODERN FAMILY BATHROOM
- * OFF ROAD PARKING & GARAGE
- * LOW MAINTENANCE REAR



69 Grove Vale Avenue, Great Barr B43 6DE - Offers in the region of £435,000

It is a privilege to offer for sale this incredible extended four double bedroom family home that has wonderful modern interiors throughout. Benefiting from double glazing and gas central heating (both where specified). The property offers, enclosed porch, large entrance hall, classically styled through lounge with bay window to front open plan with dining room, light and airy conservatory, large extended open plan fitted kitchen with dining area, guest W.C. and additional sitting room / utility area. To the first floor is a Master bedroom three further excellent double bedrooms and a modern family bathroom. Outside is a fore garden with off road parking and single garage to rear. To the rear is a large garden with patio to fore leading to artificial lawn and access onto rear driveway & garage. This house really has it all and early viewing is essential to appreciate the size and the finish! Hurry before you're too late!

PORCH: 7'0 x 3'0: Double glazed windows and door with door into;

HALLWAY: 13'10 / 6'0max x 3'1min: Stairs to first floor, cupboard space, radiator and doors into;

THROUGH LOUNGE/DINER: 28'4 / 10'0max x 8'8min: A great size through living area with fire surround and fire, radiator, double glazed window to front, dining area with further radiator and double glazed doors into conservatory.

ADDITIONAL SITTING ROOM: 10'9 x 8'5: A great additional room for ones own use with radiator and double glazed window to front.

CONSERVATORY: 15'2 x 6'3: A great space with double glazed windows surrounding and double glazed doors out to garden.

OPEN PLAN KITCHEN/DINER: 15'5 x 11'5: Extended open plan fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, space for Range style oven, extractor hood over, tiling to splashback, space American style fridge freezer, dining area and door out to rear.

DOWNSTAIRS GUEST W.C.: 5'1 x 3'6: Close couple W.C., wash hand basin, tiling to part walls and double glazed opaque window to side.

LANDING: 6'7 x 6'1: Doors into;

BEDROOM ONE: 14'4 / 10'0max x 8'9min:A great size double bedroom with double glazed window to front and radiator.

BEDROOM TWO: 15'6max x 6'0min / 10'8:A further good size double bedroom with double glazed windows to front and radiator.

BEDROOM THREE: 15'1 x 8'5: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM FOUR: 12'1 x 8'9: A final good size double bedroom with double glazed window to rear and radiator.

BATHROOM: 7'6 x 7'1: A beautiful modern white suite with panelled bath, separate shower cubicle, wash hand basin set into vanity unit, close couple W.C., tiling to floor and part walls and two double glazed opaque windows to rear.

REAR GARDEN: A good size low maintenance garden with paved patio area and artificial lawn with fencing to borders along with door into rear driveway and into;

REAR GARAGE: : Up and Over garage door. *(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: D.

VIEWING: Recommended via Acres on 0121 358 6222.

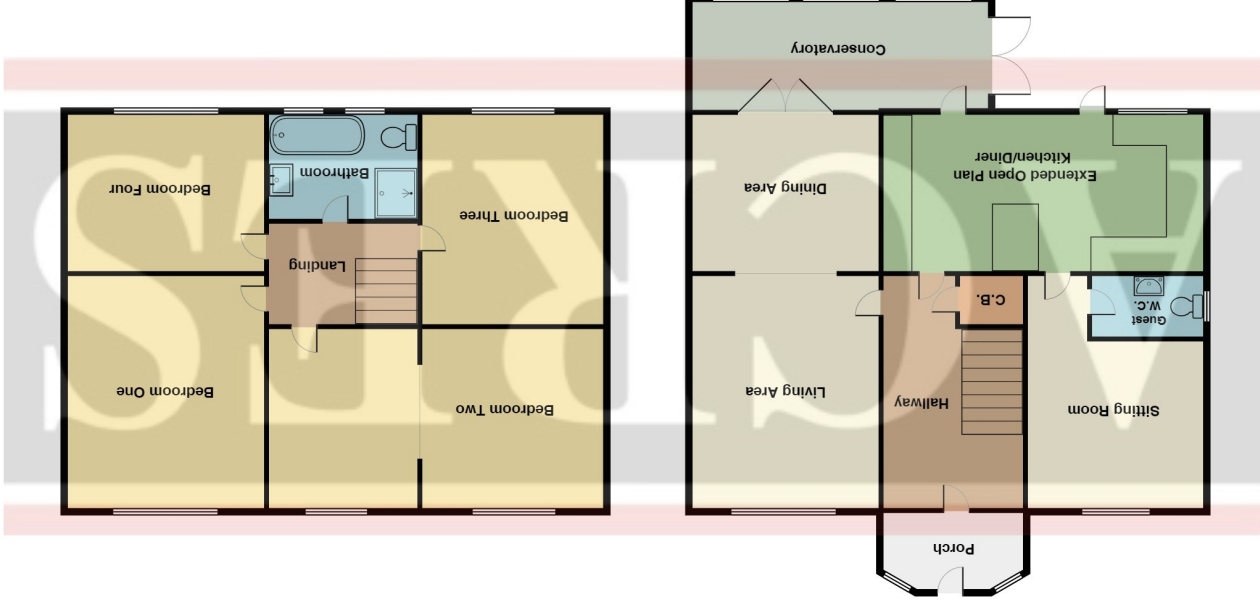


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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

