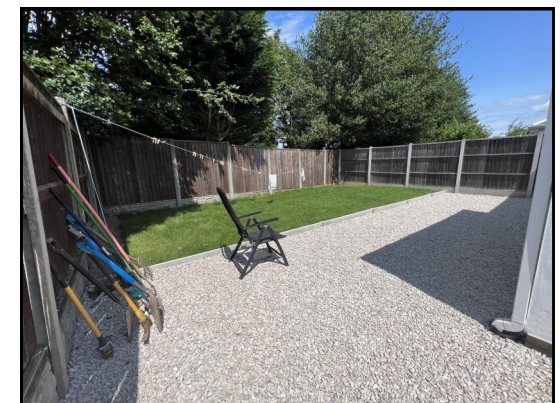


ACRES

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
- * TWO RECEPTION ROOMS
- * EXTENDED OPEN PLAN KITCHEN/DINER
- * SEPARATE UTILITY
- * DOWNSTAIRS RE-FITTED BATHROOM
- * MODERN RE-FITTED SHOWER ROOM
- * OFF ROAD PARKING
- * POTENTIAL TO EXTEND (STPP)
- * RECENTLY REFURBISHED & NO CHAIN!



Heather Croft, Kingstanding B44 9SJ - Offers in excess of £295,000

Acres are delighted to offer for sale a high spec refurbished and extended property ideally situated close to local amenities and public transport links. The interiors have been improved throughout and benefit from double glazing and gas central heating (both where specified). The interiors include large entrance hallway, generous front reception room, separate rear reception room, extended and re-fitted breakfast dining kitchen with a range of high quality fitted appliances, separate utility room and downstairs family bathroom. To the first floor are three good sized bedrooms all with fitted wardrobes and a modern re-fitted family shower room. Outside is a fore garden with driveway allowing off road parking and to the rear is a generous garden with lawn and patio! Call for your viewing today before you're too late! NO UPWARD CHAIN!

Accessed via driveway allowing off road parking for multiple cars and doors into;

HALLWAY: 19'5 / 7'1max x 3'2min: Stairs to first floor, radiator and doors into;

CLOAKROOM: 8'8 x 3'4: A great storage space with double glazed window to front.

FRONT RECEPTION ROOM: 16'7max x 3'7min / 8'10max x 5'0min: A great size living area with spot lights to ceiling, radiator and double glazed bay window to front.

REAR RECEPTION ROOM: 15'5max x 8'10min / 14'9max x 11'1min: A further great size living area with spot lights to ceiling, two radiators and double glazed doors out to garden.

EXTENDED KITCHEN/DINER: 20'0max x 5'11min / 13'2max x 9'01min: Extended open plan fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window, integrated double oven and microwave, electric hob, space for fridge freezer, dining area with radiator and door into;

SEPARATE UTILITY: 9'0 x 5'0: A great additional space with eye level units, work surfaces, sink and drainer, space and plumbing for washing machine, double glazed window and door into;

DOWNSTAIRS BATHROOM: 8'9 x 6'2: White suite with panelled bath, separate shower cubicle, wash hand basin, close couple W.C., radiator and double glazed opaque window.

LANDING: 8'2 x 2'8: Double glazed window to side and doors into;

BEDROOM ONE: 14'5max x 5'2min / 9'2max x 8'1(wardrobe): A great size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM TWO: 11'9max x 3'7min / 8'7max x 7'4(wardrobe): A further good size double bedroom with built in wardrobe system, double glazed window to front and radiator.

BEDROOM THREE: 9'10max x 8'2min / 6'0max x 2'7(wardrobe): A final spacious bedroom, built in wardrobe system, double glazed window to rear and radiator.

BATHROOM: 7'4max x 5'6min / 6'5max x 2'9min: Modern re-fitted white suite with shower cubicle, wash hand basin, close couple W.C., ladder style towel rail/radiator and double glazed opaque window to front.

REAR GARDEN: A good size garden with patio area and 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.

Heather Croft, Kingstanding B44 9SJ



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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

HEATHER CROFT, KINGSTANDING B44 9SJ