

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- \* SEMI DETACHED HOUSE
- \* THREE BEDROOMS
- \* THROUGH LOUNGE / DINER
- \* OPEN PLAN FITTED KITCHEN / DINER
- \* SPACIOUS FAMILY BATHROOM
- \* OFF ROAD PARKING TO FRONT
- \* DOUBLE GARAGE TO REAR
- \* HIGH SPEC THROUGHOUT
- \* IDEAL FIRST TIME BUY
- \* PRIME LOCATION



44 Thetford Road, Great Barr B42 2HY - Offers in the region of £245,000



This is a beautifully semi detached property in the heart of Great Barr, being in close proximity to motorway links, The Scott Arms shops and fantastic public transport links! Benefiting from double glazing and gas central heating (both where specified). The interiors include enclosed spacious entrance hall, leading through to an amazing open plan lounge, dining area and lovely modern styled refurbished kitchen plus patio door out to a patio and lawn. To the first floor are three excellent bedrooms and a spacious modern family bathroom. Outside is a fore driveway offering off road parking and to the rear is a well manicured garden with patio area to fore and lawn plus a garage to far rear with communal rear access. Viewing should be considered a priority to appreciate the location and quality of interiors. Hurry before you're too late!

Accessed via block paved driveway allowing off road parking with steps leading into;

**HALLWAY: 9'11 / 5'4max x 2'8min:** Stairs to first floor, cupboard space, radiator and doors into;

**THROUGH LOUNGE/DINER: 28'7 / 10'10max x 10'0min:** A great size living area with fire surround and fire, radiator, double glazed bay window to front, dining area to rear with further radiator, double glazed window to rear and opening into;

**OPEN PLAN FITTED KITCHEN: 16'8max x 6'0min / 12'1:** Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, electric hob with extractor hood over, integrated washing machine, space for fridge freezer and door out to rear.

**LANDING: 7'1 x 3'1:** Double glazed opaque window and doors into;

**BEDROOM ONE:14'2(into bay) x 11'8min / 10'6max x 9'3(wardrobe):** A great size double bedroom with built in wardrobe system, double glazed bay window to front and radiator.

**BEDROOM TWO: 11'9(into bay) / 10'10max x 9'11min:** A further good size double bedroom with double glazed window to rear and radiator.

**BEDROOM THREE: 7'3 x 6'0:** Double glazed window to front and radiator.

**BATHROOM: 8'5 x 6'5:** White suite with corner bath, shower cubicle, wash hand basin, close couple W.C., tiling to part walls, ladder style towel rail/radiator, further radiator and double glazed opaque window to rear.

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

**REAR GARAGE: 18'9 x 15'2:** *(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:** C.

**VIEWING:** Recommended via Acres on 0121 358 6222.





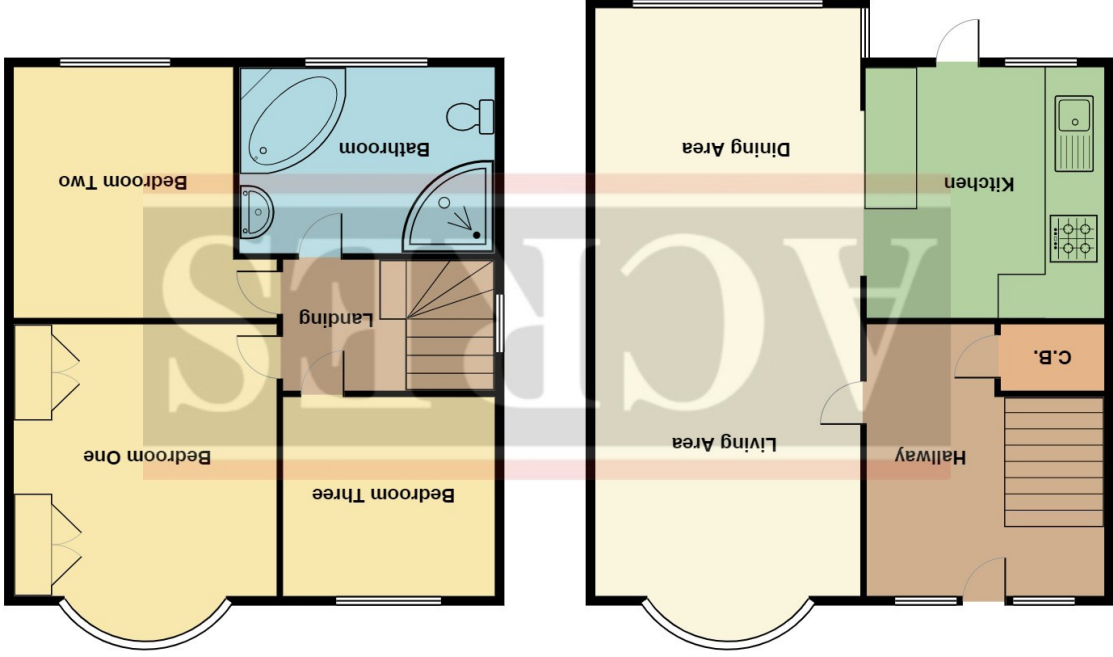
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





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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.

