

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * SEMI DETACHED HOUSE
- * THREE BEDROOMS
- * WELL PRESENTED LIVING ROOM
- * OPEN PLAN KITCHEN / DINER
- * MODERN FAMILY SHOWER ROOM
- * SIDE PASSAGEWAY
- * OFF ROAD PARKING
- * PRIVATE REAR GARDEN
- * PRIME LOCATION
- * IDEAL FIRST TIME BUY



Morjon Drive, Great Barr, B43 6JH - Offers Over £265,000

This is a beautifully presented property located on this excellent residential road located on the very popular Whitecrest estate. Benefiting from double glazing and gas central heating (both where specified). The interiors include enclosed porch, welcoming entrance hall, stylish lounge to front and open plan fitted kitchen diner to rear with side passageway & utility space. To the first floor are three well presented bedrooms and a modern family shower room with white suite. Outside is a fore garden offering multiple parking spaces. To the rear is a large garden with patio to fore and long lawn.

This property is situated in a convenient position for all local amenities, schools for all age groups and transport links. This is a lovely family home that needs to be viewed to appreciate its prime location and comfortable living spaces.

Accessed via gravel driveway allowing off road parking for multiple cars leading to:

PORCH: 5'0 x 2'5: Single glazed double doors with door into;

HALLWAY: 9'0 / 5'5max x 2'6min: Single glazed window to right, stairs to first floor, radiator and doors into;

LIVING ROOM: 13'6(into bay) x 10'9min / 11'5max x 10'3min: A good size living area with modern oak and slate fire surround with space for stove fire surround with space for stove fire, double glazed bay window to front with stained glass features and radiator.

OPEN PLAN KITCHEN / DINER: 17'8max x 12'3min / 11'0max x 6'11min: Open plan fitted kitchen with drawer base and eye level units, work surfaces, Belfast style sink under double glazed window overlooking rear garden, space for range cooker, integrated fridge and freezer with space and plumbing for washing machine and dishwasher, combination boiler, dining area with three radiators and double glazed windows, external double glazed door out to garden and internal door into:

SIDE PASSAGEWAY: 21'10 x 3': Space and plumbing for washing machine / tumble dryer along with double glazed doors to front and rear.

LANDING: 6'9 x 2'3: Double glazed window to side and doors into;

BEDROOM ONE: 13'5(into bay) x 10'9min / 10'11max x 9'9min: A good size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 11'6max x 10'2min / 10'6: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 8'6 x 6'0: Double glazed window to front, radiator and access to loft

SHOWER ROOM: 6'9 x 5'3: Modern white suite with tiled shower cubicle, mixer shower, hand wash basin, close couple W.C., radiator and double glazed opaque window to rear.

REAR GARDEN: A good size garden with paved patio area, lawn leading to 5ft x 7ft shed, with fencing and hedging to borders.

TENURE: We have been informed by the vendors that the 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	52 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.

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