

ACRES

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

- * SEMI DETACHED HOUSE
- * FANTASTIC STANDARD THROUGHOUT
- * THREE BEDROOMS
- * THROUGH LOUNGE / DINER
- * MODERN RE-FITTED KITCHEN
- * MODERN RE-FITTED SHOWER ROOM
- * PRIVATE REAR GARDEN
- * IDEAL FIRST TIME BUY
- * POTENTIAL TO EXTEND (STPP)
- * PRIME LOCATION



84 Teddington Grove, Perry Barr B42 1RQ - Offers in excess of £235,000

Acres are delighted to offer for sale this traditional styled extended semi detached property ideally located in a lovely location benefiting from double glazing and gas central heating (both where specified). The interiors include; enclosed porch, entrance hall, family lounge open plan with dining area, extended modern re-fitted kitchen and door onto patio. To the first floor are three bedrooms and a modern re-fitted bathroom. Outside is a deep fore garden with planted borders and a block paving, to the rear is a beautiful garden with patio to fore leading to lawn with fenced borders and access to rear with garage. This property should be viewed to be fully appreciated both location and size! Hurry before you're too late!

Accessed via block paved fore garden leading into;

PORCH: 4'4 x 3'2: Double glazed door with door into;

HALLWAY: 12'8 / 5'3max x 2'9min: Stairs to first floor, double glazed opaque window and doors into;

THROUGH LOUNGE/DINER: 23'10 / 9'10max x 8'9min: A great size through living and dining area with fire surround and fire, two radiators, double glazed bay window to front and double glazed doors out to rear.

EXTENDED FITTED KITCHEN: 13'11 x 5'3: Extended modern fitted kitchen with drawer base and eye level units, quartz work surfaces, sink and drainer under double glazed window to rear, integrated oven, gas hob with extractor hood over, integrated fridge freezer, radiator and door out to rear.

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

BEDROOM ONE: 11'11(into bay) x 9'4min / 9'10: A great size double bedroom with double glazed bay window to rear and radiator.

BEDROOM TWO: 11'4(into bay) / 9'7max x 7'9(wardrobe): A further good size double bedroom with double glazed bay window to front and radiator.

BEDROOM THREE: 6'0 / 5'9max x 3'9(wardrobe): Double glazed window to front, built in wardrobe system and radiator.

BATHROOM: 5'11 x 5'2: A stunning modern fitted suite with panelled bath and shower over, wash hand basin, close couple W.C., tiling to floor and part walls, ladder style towel rail/radiator and double glazed opaque window to rear.

REAR GARDEN: A good size well manicured garden with paved patio area and lawn with fencing to borders along with single garage to far rear accessed via communal rear access.

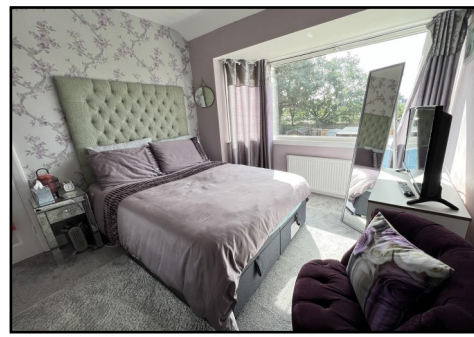
REAR GARAGE: Up and Over garage door. *(please check the suitability of this garage for your own vehicle)*

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: B.

VIEWING: Recommended via Acres on 0121 358 6222.

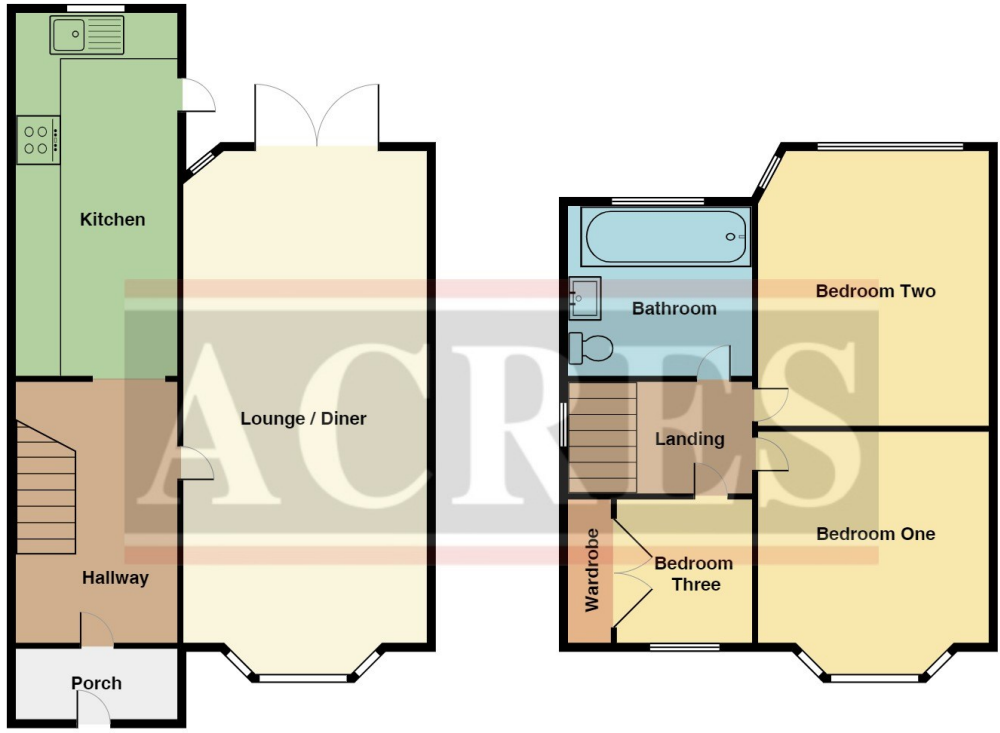


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.

Teddington Grove, Great Barr B42 1RQ



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 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.

TEDDINGTON GROVE, PERRY BARR B42 1RQ