

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * SEMI DETACHED HOUSE
- * THREE BEDROOMS
- * LIVING ROOM
- * OPEN PLAN KITCHEN / DINER
- * LARGE CONSERVATORY
- * DOWNSTAIRS SHOWER ROOM
- * FIRST FLOOR FAMILY BATHROOM
- * LARGE REAR GARDEN
- * IDEAL FIRST TIME BUY / INVESTMENT
- * NO UPWARD CHAIN



1 Rowdale Road, Great Barr B42 2DG - Offers Over £220,000

Acres are delighted to offer for sale this lovely semi-detached property that benefits from double glazing and gas central heating (both where specified). The interiors include enclosed porch, hallway, very well presented living room leading into open plan kitchen / diner with fitted kitchen and door into large conservatory & downstairs shower room / guest W.C.. To the first floor is a landing with access into loft plus two double bedrooms along with a third single bedroom and bathroom with white suite. To the front of the property is off road parking and to the rear is a patio to fore leading to large lawn, to the far rear of the garden is a shed storage unit. This is a very popular road so an early viewing is highly recommended! IDEAL FOR FIRST TIME BUYERS OR INVESTORS – NO UPWARD CHAIN!

PORCH: 4'10 x 2'6: Double glazed door with door into;

HALLWAY: 7'3 / 5'5max x 2'8min: Stairs to first floor, radiator and doors into;

LIVING ROOM: 14'8(into bay) x 11'11min / 9'11max x 8'10min: A great size living area with brick fire surround and fire, radiator and double glazed bay window to front.

OPEN PLAN KITCHEN/DINER: 15'10 x 9'11: Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed windows to rear, integrated oven, gas hob with extractor hood over, tiling to splashback, space and plumbing for washing machine and fridge freezer, dining area, radiator and doors into;

CONSERVATORY: 18'9 x 6'7: Double glazed windows to rear and double glazed door out to garden.

DOWNSTAIRS SHOWER ROOM: 6'4 x 4'3: Shower cubicle, wash hand basin, close couple W.C., radiator and double glazed opaque window to rear.

LANDING: 6'1max x 2'8min / 6'0: Doors into;

BEDROOM ONE: 12'7 / 8'10max x 8'4min: A good size double bedroom with double glazed window to front and radiator.

BEDROOM TWO: 9'7max x 8'5(wardobe) / 9'7: A further good size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM THREE: 8'11max x 4'6min / 6'9max x 3'5min: Double glazed window to front and radiator.

BATHROOM: 6'10 x 5'11: White suite with panelled bath with shower over, wash hand basin, close couple W.C., tiling to floor, radiator and double glazed opaque window to rear.

REAR GARDEN: A great size garden with long 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: B.

VIEWING: Recommended via Acres on 0121 358 6222.

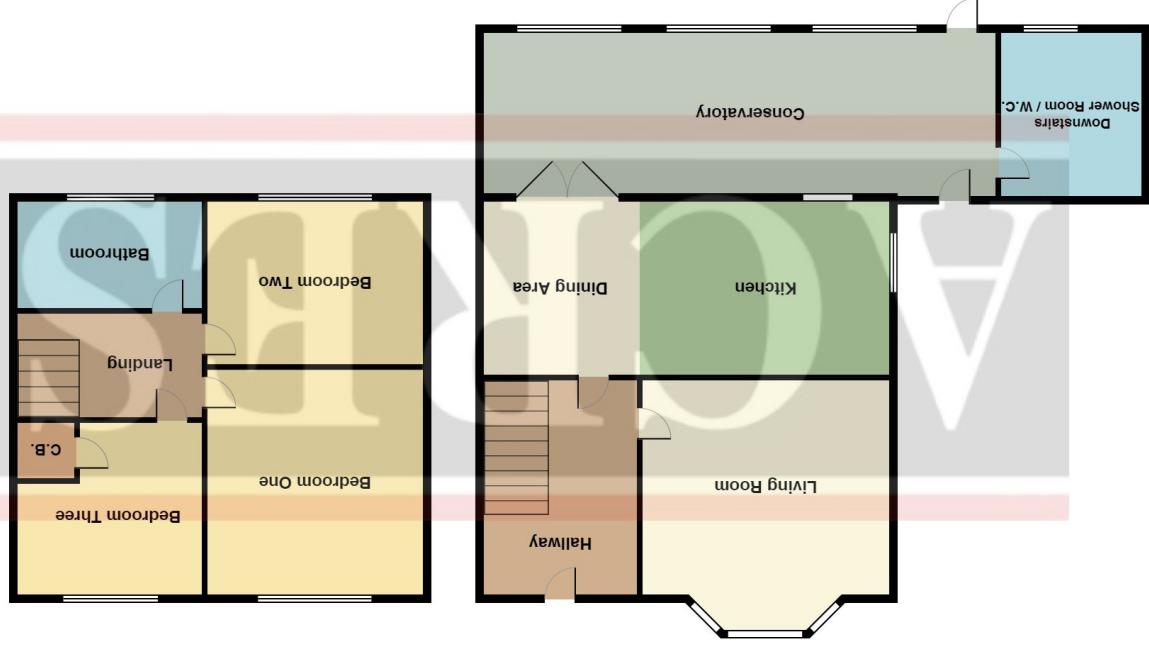


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



ROWDALE ROAD, GREAT BARR B42 2DG

Rowdale Road, Great Barr



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		67 D	88 B