

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- \* EXTENDED SEMI DETACHED HOUSE
- \* THREE/FOUR BEDROOMS
- \* THROUGH LOUNGE/DINER
- \* SEPARATE SITTING ROOM/CURRENT FOURTH BEDROOM
- \* OPEN PLAN MODERN KITCHEN/DINER
- \* DOWNSTAIRS GUEST WC
- \* CONSERVATORY
- \* MODERN FAMILY SHOWER ROOM
- \* OFF ROAD PARKING TO FRONT
- \* HIGH QUALITY THROUGHOUT



**Idbury Road, Great Barr, B44 8QE - Offers in the region of £299,999**

Acres are delighted to offer for sale this extended traditional styled semi detached property with further scope for extension (STPP). Ideally located in a lovely location benefiting from double glazing and gas central heating (both where specified). The interiors include; enclosed porch, entrance hall leading into current downstairs fourth bedroom / additional reception room along with a further beautiful family through lounge / diner open plan with modern re-fitted kitchen feeding into conservatory and downstairs guest W.C.. To the first floor are three bedrooms and a modern re-fitted shower room along with laundry / utility room. Outside is a block paved driveway allowing off road parking and to the rear is a large garden with landscaped patio to fore leading to lawn with fenced borders. This property should be viewed to be fully appreciated both location, size and potential! Hurry before you're too late!

Access via a driveway to fore offering off road parking, leading to;

**PORCH: 5'08" X 1'08"** Double glazed windows and door into;

**HALLWAY: 6'05" max 3'04" MIN x 14'04"** : Stairs to first floor, radiator and doors into;

**THROUGH LOUNGE/DINER: 11'02" MAX 10'08" MIN x 26'06" (into bay)** : A great size living area with fire surround and fire, radiator and double glazed bay window to front.

**FURTHER SITTING ROOM/DOWNSTAIRS FOURTH BEDROOM: 7'05"x 14'09"** Double glazed window to front and radiator.

**KITCHEN: 8'09" X 12'02"** Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, gas hob with extractor hood over, tiling to splashback, space for fridge freezer and radiator.

**CONSERVATORY: 7'05" x 9'10"** Double glazed windows and double glazed double doors into rear garden.

**DOWNSTAIRS GUEST W.C: 4'0" max 2'07" min X 5'0"** Close couple W.C. and wash hand basin set into vanity unit.

**LANDING: 3'05" x 10'01"** Double glazed opaque window to side and doors into;

**BEDROOM ONE: 11'04" max 10'01" min X 13'09" (into bay)** A great size double bedroom with double glazed bay window to front and radiator.

**BEDROOM TWO: 11'02" max 10'0" min X 12'07"** A further good size double bedroom with double glazed window to rear and radiator.

**BEDROOM THREE: 7'10" X 7'01"** Double glazed window to front and radiator.

**SHOWER ROOM: 7'11" x 5'08"** Stand alone shower cubicle, wash hand basin, close couple W.C. tiling to floor and walls, radiator and double glazed opaque window to rear.

**UTILITY ROOM: 2'08" x 4'01"** With space and plumbing for washing machine and double glazed opaque window to side.

**REAR GARDEN:** A good size garden with paved 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.

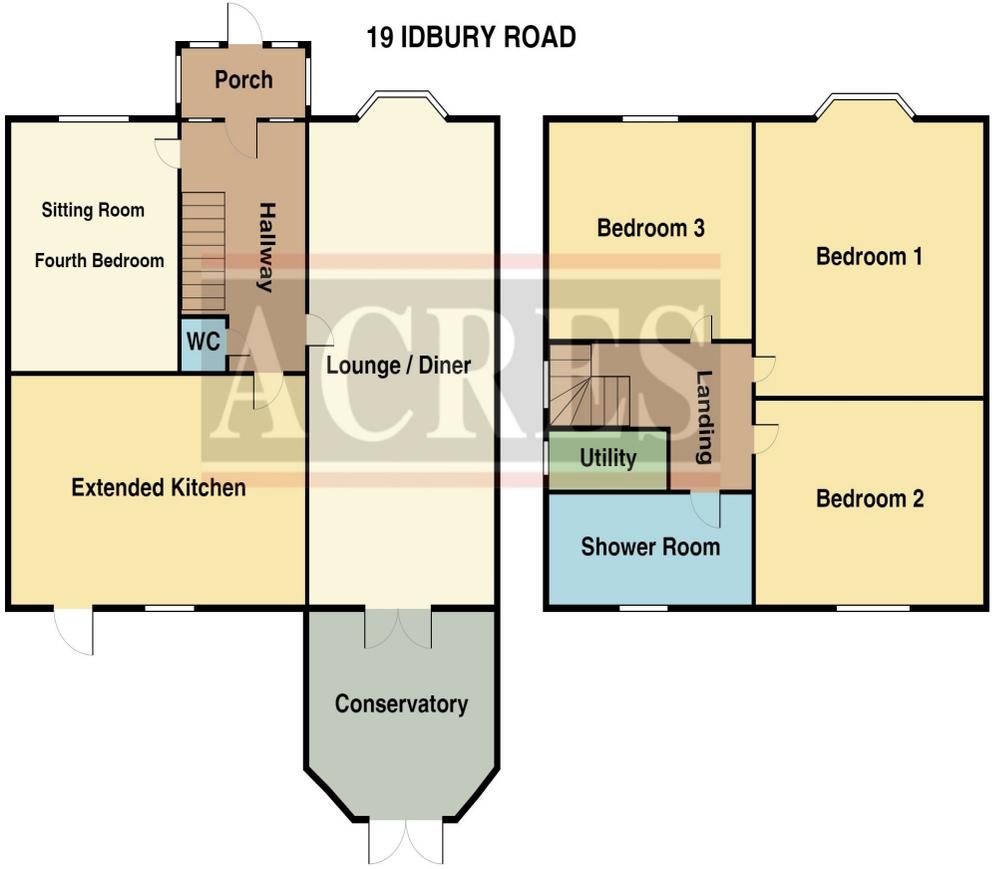
**VIEWING:** Recommended via Acres on 0121 358 6222.



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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	55 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.

**IDBURY ROAD, GREAT BARR, B44 8QE**