

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * SEMI DETACHED FAMILY HOME
- * THREE SPACIOUS BEDROOMS
- * TWO RECEPTION ROOMS
- * MODERN RE-FITTED KITCHEN
- * SEPARATE UTILITY ROOM
- * DOWNSTAIRS GUEST W.C.
- * MODERN FAMILY BATHROOM WITH SEPARATE W.C
- * OFF ROAD PARKING AND SIDE GARAGE
- * POTENTIAL TO EXTEND (SSTP)
- * NO UPWARD CHAIN



740 Walsall Road, Great Barr, B42 1EX - Offers in excess of £340,000

It is a pleasure to offer for sale this superb traditionally styled property located in a prime location on the very popular Walsall Road with plenty of potential for extension (STPP). Benefiting from double glazing with secondary glazing to the front (cutting out majority of road noise!) and gas central heating (both where specified). The interiors offer, large enclosed porch, welcoming hallway with guest cloakroom off along with walk in pantry, two spacious reception rooms, modern re-fitted kitchen leading into separate utility room plus downstairs guest W.C. along with access into side garage. To the first floor are three excellent bedrooms and a modern family shower room with separate W.C.. Outside is a fore garden offering parking space with access to garage front and to the rear is a well sized tiered garden with long lawn and patio area to fore and far rear. Viewing comes highly recommended to appreciate this fabulous family home and the potential that is on offer! NO UPWARD CHAIN!

Accessed via a driveway to front offering off road parking along with access to garage front and leading to;

PORCH: 7'08" max 3'0" min X 4'01" max 2'05" Double glazed windows with door into;

HALLWAY: 4'0" max 3'04" min X 15'08" Stairs to first floor, cupboard space, radiator and doors into;

FRONT RECEPTION ROOM: 11'01" max 9'10" X 15'03" (into bay) 12'11" min A great size living area with fire surround and fire, radiator and double glazed bay window to front along with secondary glazing.

REAR RECEPTION ROOM: 11'10" max 10'07" min X 15'09" (into bay) 12'10" min A second reception room with wall mounted fire, radiator and double glazed double doors to rear.

MODERN FITTED KITCHEN: 8'0" x 9'01" A modern re-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, wall mounted central heating boiler, radiator and doors into;

SEPARATE UTILITY: 5'07" max 4'0" X 17'02" Space and plumbing for washing machine and dryer, fridge and freezer and door into side garage, downstairs guest W.C. and rear garden.

GUEST W.C: 2'04" X 5'07" Having close coupled W.C and wash hand basin.

LANDING: 7'01" max 3'07" X 11'01" Stairs from first floor door into storage cupboard and doors into;

BEDROOM ONE: 11'11" max 9'09" (to wardrobe) X 15'07" (into bay) 12'10" min A great size double bedroom with built in wardrobe system, wash hand basin set into vanity unit, double glazed bay window to rear and radiator.

BEDROOM TWO: 11'01" max 9'10"min X 15'07" (into bay) 13'0" A further good size double bedroom with double glazed bay window to front with secondary glazing and radiator.

BEDROOM THREE: 7'10" max 3'02" min X 8'05" 7'0" min A final good sized bedroom, double glazed window to front with secondary glazing and radiator.

SHOWER ROOM: 7'10" max 5'07" min X 5'11" A modern stand alone double shower cubicle, wash hand basin, tiling to walls, radiator and double glazed opaque window to rear.

SEPARATE W.C. 2'08" x 4'06" Having a close coupled W.C and double glazed opaque window to side.

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

GARAGE: 6'01" X 16'01": Double opening doors, ceiling light and power points. *(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 .

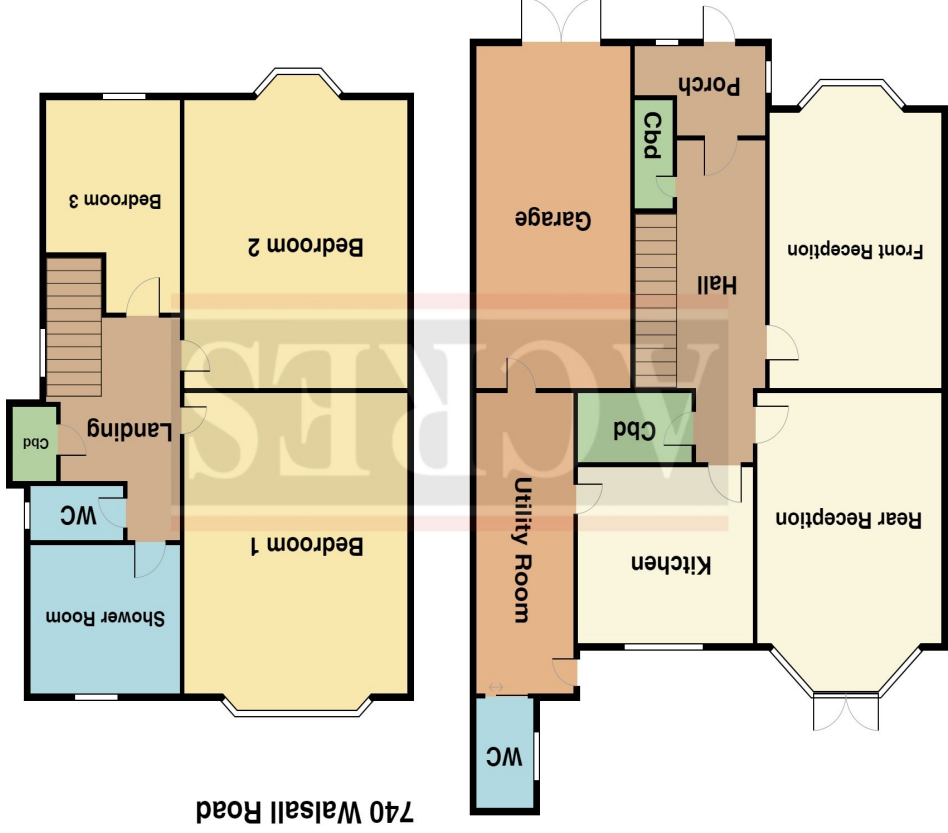
VIEWING: Recommended via Acres on 0121 358 6222.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



740 WALSALL ROAD, GREAT BARR, B42 1EX



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	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.