

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- \* EXTENDED SEMI DETACHED FAMILY HOME
- \* THREE BEDROOMS
- \* STUNNING KITCHEN EXTENSION
- \* OPEN PLAN KITCHEN/DINER/SITTING AREA
- \* SPACIOUS LIVING ROOM
- \* MODERN FAMILY BATHROOM
- \* DOWNSTAIRS GUEST W.C.
- \* PRIVATE WELL KEPT REAR GARDEN
- \* DRIVEWAY TO FRONT AND GARAGE
- \* EXCEPTIONAL QUALITY OVERALL, NOT TO BE MISSED



Anderson Crescent, Great Barr, B43 7SU - Offers in the region of £325,000

This is an absolutely stunning property that has been considerably extended and improved by the current owner to a fantastic standard to which will cover all taste and standards! Being located to fantastic local schooling to include, Q3 Academy, Grove Vale and St Margaret's! Benefiting from double glazing and gas central heating (both where specified). The interiors offer; enclosed porch, light and airy hallway, large stylish lounge to front, extended beautifully fitted high quality kitchen open plan with dining area and sitting area with utility area and guests W.C.. To the first floor are three excellent bedrooms and stunning modern family bathroom with bath and separate shower unit. Outside is a fore garden offering parking space with access to single garage and to the rear is a very well-manicured garden with patio and lawn with fantastic privacy to the rear. Viewing is absolutely essential to appreciate the size, location and quality of this wonderful family home! Hurry before you're too late!

Accessed via driveway allowing off road parking along with access leading to side garage permitting further off road parking along with door into;

**PORCH: 5'10" X 3'06"** Double glazed windows and double doors into;

**HALLWAY: 5'10" max 3'0" min X 13'08"** Stairs to first floor, cloakroom storage cupboard space, radiator and doors into;

**LIVING ROOM: 10'01" max 8'09" X 15'0" (into bay) 12'10" min** A great size modern living area with radiator and double glazed bay window to front.

**EXTENDED KITCHEN/DINER/SITTING ROOM: 15'09" max 9'05" min X 25'08" max 20'07" min** A beautiful sized and finished fitted kitchen with a range of drawer base and eye level units, work surfaces, sink and drainer, integrated oven, gas hob with extractor hood over, integrated microwave, integrated dishwasher and washing machine, space for fridge freezer, tiling to splashback, tiling to flooring, central island, spotlights to ceiling, skylights, double glazed doors to rear along with being open plan to dining and sitting area.

**DOWNSTAIRS GUEST W.C: 2'03" X 4'04"** Close couple W.C., wash hand basin, radiator and double glazed opaque window.

**LANDING: 2'08" X 8'03"** Double glazed opaque window to side and doors into;

**BEDROOM ONE: 10'02" X 12'11"** A great size double bedroom with double glazed window to front and radiator.

**BEDROOM TWO: 9'09" max 7'08" (wardrobe) X 12'08" max 10'09" (wardrobe)** A further good size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

**BEDROOM THREE: 5'10" X 8'02"** A final spacious bedroom, double glazed window to front and radiator.

**BATHROOM: 6'0" X 8'07"** Modern re-fitted suite with panelled bath, stand alone shower cubicle, wash hand basin, close couple W.C., tiling to floor and walls, chrome ladder style towel rail/radiator and double glazed opaque window to rear.

**REAR GARDEN:** A beautiful private rear garden with paved patio area to fore, access into garage and lawn with fencing to borders.

**GARAGE:** *(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 .

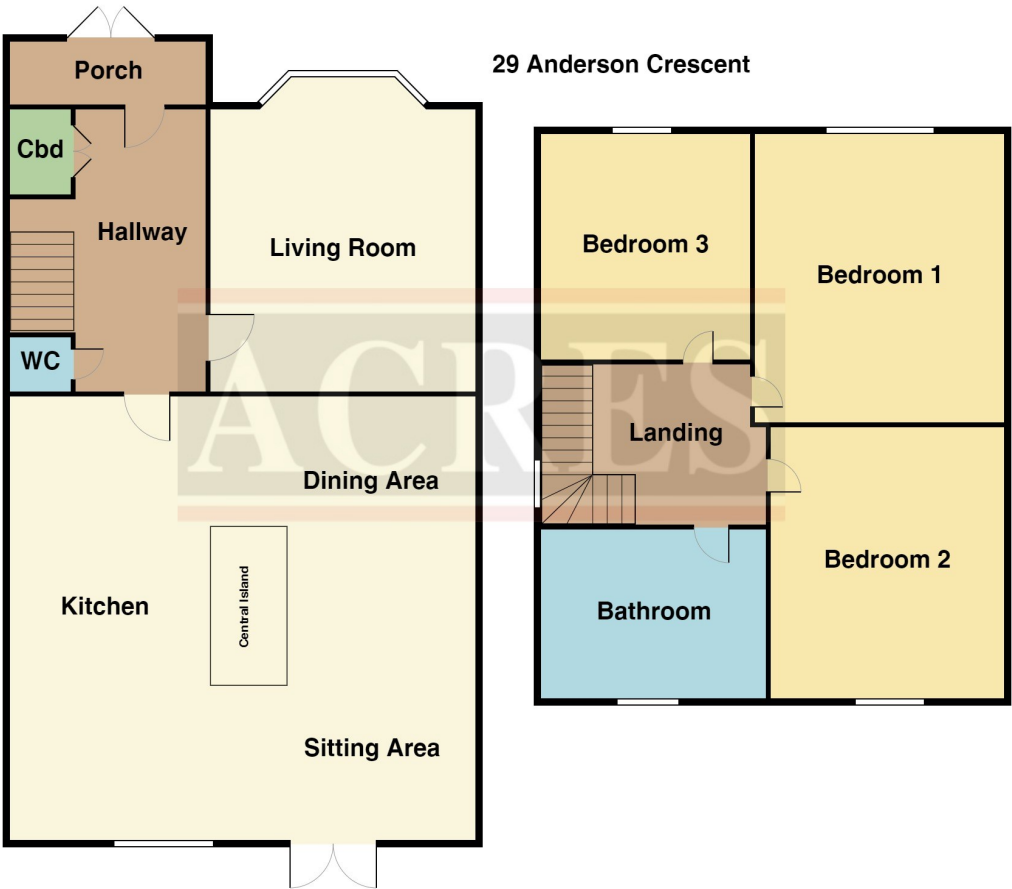
**VIEWING:** Recommended via Acres on 0121 358 6222.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.



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		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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