

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- \* SEMI DETACHED PROPERTY
- \* THREE BEDROOMS
- \* OPEN PLAN LOUNGE/DINER
- \* CONSERVATORY
- \* FITTED KITCHEN & SEPARATE UTILITY ROOM
- \* DOWNSTAIRS GUEST W.C.
- \* MODERN FAMILY BATHROOM
- \* OFF ROAD PARKING & SIDE GARAGE
- \* NO UPWARD CHAIN
- \* POTENTIAL TO EXTEND (STPP)



**Peveril Way, Great Barr, B43 6ER - Offers in the region of £275,000**



It is a pleasure to offer for sale this superb traditionally styled property located in a prime location off the very popular Whitecrest benefiting scope for extension in all areas (STPP). Benefiting from double glazing and gas central heating (both where specified) The interiors offer, enclosed porch, large welcoming hallway, light and airy through lounge / diner leading into spacious conservatory, modern kitchen to front with separate utility area with access into side garage / store room & guest W.C.. To the first floor are three excellent bedrooms and modern large family bathroom. Outside is a deep fore garden offering parking space with access to garage front and to the rear is a well sized garden with lawn and patio area surrounded by an abundance of bushes and trees. Viewing comes highly recommended to appreciate this fabulous family home and the potential that is on offer! Hurry before you're too late! NO UPWARD CHAIN!

Access is via a driveway allowing off road parking along with access to garage front and door leading into;

**PORCH: 5'0" X 4'10"** Double glazed windows and door into;

**HALLWAY: 8'07" max 5'01" min X 8'05"** A light and airy hallway, stairs to first floor, cupboard space, radiator and doors into;

**OPEN PLAN LOUNGE/DINER: 18'11" max 14'06" min X 15'0"** A great size open plan living / dining area with radiator and double glazed sliding door into garden with an additional patio door opening into;

**CONSERVATORY: 9'10" X 8'04"** With double glazed windows and double glazed doors to rear.

**KITCHEN: 10'08" X 8'03"** Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to front, integrated oven, gas hob with extractor hood over, tiling to splashback, wood effect flooring and radiator.

**SEPARATE UTILITY: 14'05" x 10'07"** A large space with space and plumbing for washing machine, tumble dryer and additional fridge / freezer, radiator and door to rear along with access into;

**DOWNSTAIRS GUEST W.C.: 2'08" x 4'10"** Close couple W.C., radiator and double glazed opaque window.

**LANDING: 3'11" x 6'11"** Double glazed window to side and doors into;

**BEDROOM ONE: 11'10" x 12'01"** A great size double bedroom with built in wardrobe system, double glazed window to front and radiator.

**BEDROOM TWO: 10'0" max 8'09" min X 11'05"** A further good size double bedroom with double glazed window to rear and radiator.

**BEDROOM THREE: 8'08" X 8'03"** A final spacious bedroom, double glazed window to rear and radiator.

**BATHROOM: 6'10" max 3'08" min X 8'04"** Fitted suite with panelled bath, wash hand basin, close couple W.C., tiling to walls, radiator and double glazed opaque window to front.

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

**GARAGE: 13'0" max 8'03" min X 18'01" max 15'06" min:** Up and Over garage door, 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.

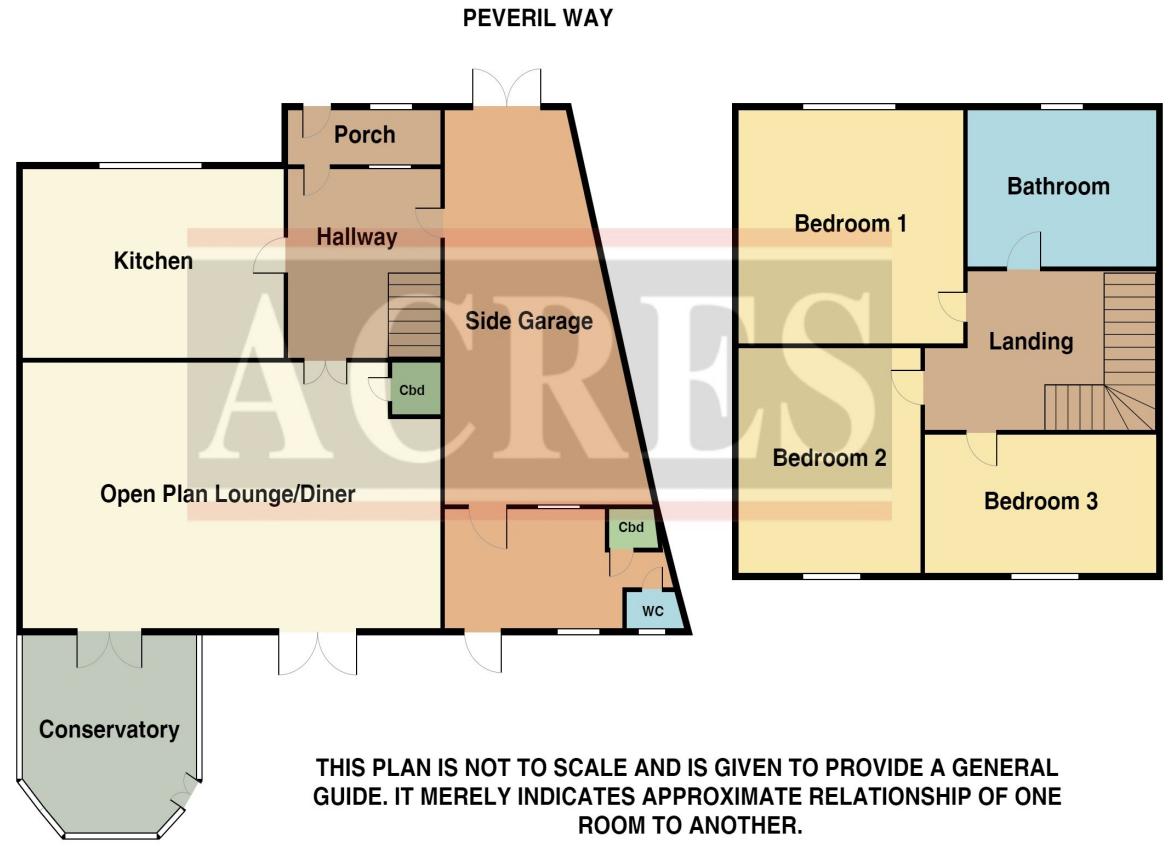


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





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		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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