

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- \* EXTENDED DETACHED FAMILY HOME
- \* THREE DOUBLE BEDROOMS
- \* TWO RECEPTION ROOMS
- \* MODERN FITTED KITCHEN
- \* SEPARATE UTILITY AREA
- \* DOWNSTAIRS GUEST WC
- \* MODERN FAMILY BATHROOM
- \* FANTASTIC SIZED REAR GARDEN
- \* PRIME LOCATION NEAR RED HOUSE PARK
- \* POTENTIAL TO EXTEND (STPP)



12 Red House Park Road, Great Barr, B43 6ND - Offers Over £300,000

Acres are delighted to advertise for sale this detached extended three double bedroom family home. Set in an extremely popular estate located near Red House Park and popular local schools, this gem is not to be missed! The property benefits from gas central heating and double glazing (both where specified). The interiors include; enclosed porch, entrance hall, modern kitchen / diner to front along with separate utility room & guest downstairs W.C., generous rear reception room leading into extended second reception room. To the first floor are three excellent bedrooms and a modern family bathroom. Outside is a fore garden with driveway space and garage to the front with potential to be converted into further living space. To the rear is a large garden with patio leading to lawn. Early viewings are essential to appreciate the interiors and further potential with the property!  
Accessed via driveway allowing off road parking to front along with access to garage front and door into;

**PORCH: 2'8 x 4'1** Double glazed windows and door with door into;

**HALLWAY: 3'8 x 14'4** Stairs to first floor, cupboard space, radiator and doors into;

**KITCHEN: 8'10 max 7'9 min x 18'5 (into bay)** Modern fitted kitchen with drawer base and eye level units, granite work surfaces, sink and drainer, range oven with extractor hood over, integrated dishwasher, integrated fridge freezer, tiling to floor, spotlights to ceiling, radiator, double glazed bay window to front and door into;

**SEPARATE UTILITY AREA: 6'7 max 2'10 min x 28'3** Having radiator, space and plumbing for washing machine and fridge freezer, doors to front and rear and door into;

**DOWNSTAIRS GUEST W.C.** With close couple W.C. and double glazed window to rear.

**LIVING ROOM: 14'11X 10'5** A great size living space with fire surround and fire, two double glazed windows to rear and two radiators along with door into;

**DINING ROOM: 7'1 X 19'9** A further good sized extended dining area with double glazed window to front and rear and radiator.

**LANDING: 5'7 x 6'8** Double glazed opaque window to side and doors into;

**BEDROOM ONE: 15' 0 max 13'0 (wardrobe) x 10'5** A great size double bedroom with two double glazed bay window to rear and two radiators.

**BEDROOM TWO: 10'7 x 10'7** A further good size double bedroom with double glazed window to front and radiator.

**BEDROOM THREE: 8'7 x 10'2** A final spacious double bedroom, double glazed window to front and radiator.

**BATHROOM: 5'10 x 5'10** Modern fitted suite with panelled bath and shower over, wash hand basin, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to side.

**REAR GARDEN:** A good size landscaped garden with paved patio area to fore and far rear along with central lawn with fencing to borders.

**INTERNAL GARAGE: 6'9 x 15'11** Pull to 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:** D .

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

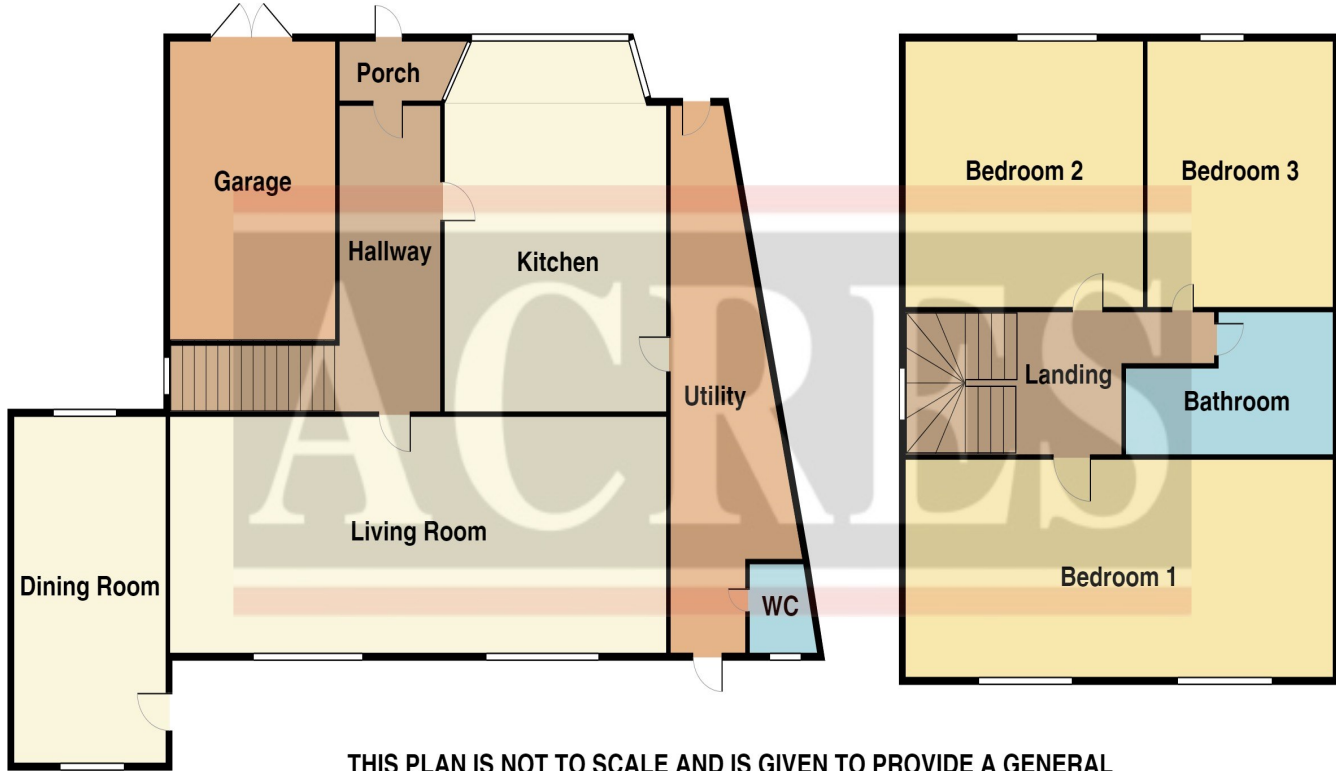


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.

### RED HOUSE PARK ROAD



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		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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