

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
☎ 0121 358 6222 ✉ greatbarr@acres.co.uk @ www.acres.co.uk

- * SPACIOUS THREE STOREY TOWN HOUSE
- * THREE DOUBLE BEDROOMS
- * SPACIOUS LOUNGE/DINER
- * OPEN PLAN MODERN KITCHEN
- * SEPARATE UTILITY
- * FIRST FLOOR GUEST WC
- * MODERN FAMILY BATHROOM
- * INTERNAL SINGLE GARAGE & DRIVEWAY
- * LOW MAINTENANCE GARDEN



9 Ferney Hills Close, Great Barr, B43 7DP- Offers in Excess of £225,000

Acres are pleased to offer for sale this high quality town house property set in a prime position on the popular Nether hall Estate that benefits from double glazing and gas central heating (both where specified). The interiors spread across three floors include entrance hall, access into single garage and utility room. To the first floor offers a open plan fitted kitchen open plan with dining space along with living space leading into balcony with fantastic views along with guest W.C.. To the second floor are three double bedrooms along with modern family bathroom. Outside is a low maintenance fore garden with artificial lawn. To the front of the property is a driveway leading to garage front. The interiors really open up inside so an early viewing is essential to appreciate the size on offer!

Accessed at the fore via pathway, leading to;

HALLWAY: 3'4 x 5'6 : Stairs to first floor, radiator and doors into garage and utility room.

LIVING ROOM: 18'4 X 10'11: A great size open plan living area with double glazed window, radiator and double glazed doors onto balcony with great views over the estate!

KITCHEN: 9'1 x 12'4: Modern open plan fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer, integrated oven, gas hob with extractor hood over, tiling to splashback, integrated fridge freezer, space and plumbing dishwasher.

SEPARATE UTILITY: 3'4 x 6'1: Space and plumbing for washing machine and wall mounted central heating boiler.

DOWNSTAIRS GUEST W.C: 3'11 x 5'5: Close couple W.C., wash hand basin and radiator.

FIRST FLOOR LANDING: 3'2 X 10'8: Double glazed opaque window to side and doors into;

BEDROOM ONE: 8'7 x 13' 4 : A great size double bedroom with double glazed window to rear and radiator.

BEDROOM TWO: 8'7 x 8'4 : A further good size double bedroom with double glazed window to front and radiator.

BEDROOM THREE: 9'5 x 8'8 :A final spacious bedroom, double glazed window to front and radiator.

BATHROOM: 6'3 x 5'6 Fitted suite with panelled bath and shower over, wash hand basin, close couple W.C., tiling to floor and walls and radiator.

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

GARAGE: 9'3 x 17'11max, 14'10 min : *(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 .

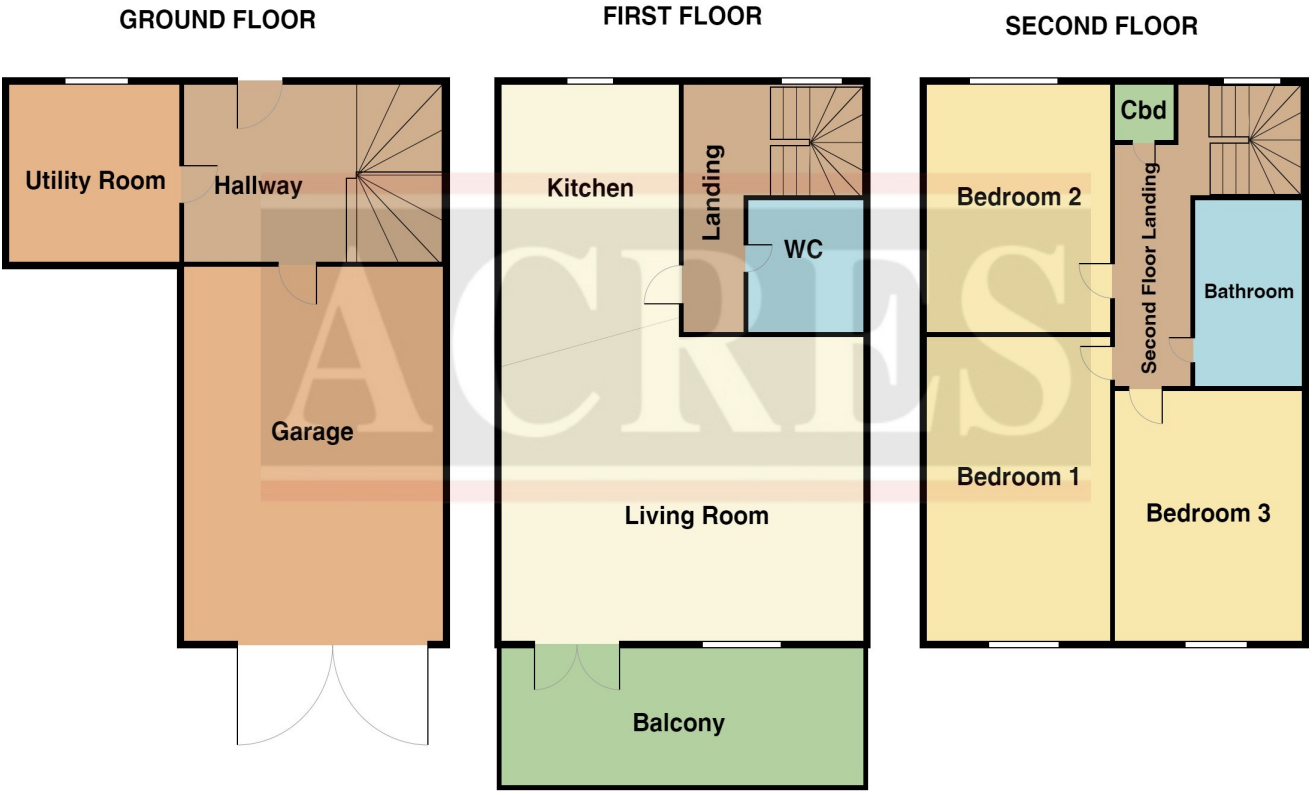
VIEWING: Recommended via Acres on 0121 358 6222.



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		90 B
69-80	C	80 C	
55-68	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.

FERNEY HILLS CLOSE, GREAT BARR, B43 7DP