

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- \* SEMI DETACHED FAMILY HOME
- \* THREE SPACIOUS BEDROOMS
- \* LARGE THROUGH LIVING ROOM
- \* SPACIOUS CONSERVATORY
- \* MODERN FITTED KITCHEN
- \* SEPARATE UTILITY ROOM
- \* BEAUTIFUL FAMILY BATHROOM & ADDITIONAL WC
- \* USEFUL LOFT SPACE/ROOM
- \* INTERNAL GARAGE & DRIVEWAY TO FRONT
- \* STUNNING LANDSCAPED REAR GARDEN



Claverdon Drive, Great Barr, B43 5HR - Offers in the region of £285,000

Acres are pleased to offer for sale this wonderful high-quality semi-detached property on a very desirable road that is ideally located close to amenities and local schooling. Benefiting from double glazing and gas central heating. The interiors include large enclosed porch, well presented spacious through family lounge leading into large conservatory & modern fitted kitchen with a comprehensive range of units opening into side passageway / utility room. To the first floor are three great sized bedrooms and a beautiful modern family bathroom with white suite and additional separate W.C.. The property offers a loft room ideal for storage or potential living space. Outside is a newly fitted block paved driveway offering off-road parking for multiple cars and access to garage front. To the rear is a beautiful recently landscaped garden with patio area to fore and lawn with further patio to far rear. Hurry before you're too late!

Accessed via newly paved block paved driveway allowing off road parking with access to garage front and leading to;

**PORCH: 10'7 x 3'11:** A large entrance space, double glazed windows and door with door into;

**THROUGH LIVING ROOM: 12'3 max 11'1 min x 23'4 :** A great size through living area with fire surround and fire, stairs to first floor, radiator and double glaze double doors to conservatory.

**KITCHEN: 6'10 x 11'8:** Modern fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, space for freestanding cooker, extractor fan over, tiling to splashback, space and plumbing for washing machine and fridge, radiator and door into;

**SEPARATE UTILITY: 3'3 max, 2'7 min x 29'4:** Having wall mounted central heating boiler, space for tumble dryer and washing machine, double glazed door to front and rear.

**CONSERVATORY: 10'10 x 15'1:** A further spacious living space with tiled flooring, double glazed windows and double glazed double doors to side.

**LANDING: 5'7 x 2'8:** Doors into;

**BEDROOM ONE: : 11'10 x 9'2:** A great size double bedroom with double glazed bay window to front, storage cupboard and radiator.

**BEDROOM TWO: 12'4 x 9'11:** A further good size double bedroom with double glazed window to rear and radiator.

**BEDROOM THREE: 6'11 x 9'7:** A final spacious bedroom, double glazed window to front and radiator.

**BATHROOM: 6'9 x 9'6 :** A stunning re-fitted modern suite with freestanding bath and mixer tap, wash hand basin, close couple W.C., tiling to floor and walls, double walk-in shower cubicle, ladder style radiator and double glazed opaque window to rear.

**ADDITIONAL W.C: 2'11 x 3'11:** With close coupled W.C, wash hand basin, radiator and double glazed opaque window.

**LOFT ROOM:** Carpeted throughout ideal for storage or ones own use.

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

**GARAGE: 7'0 x 15'0 :** 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:** C .

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

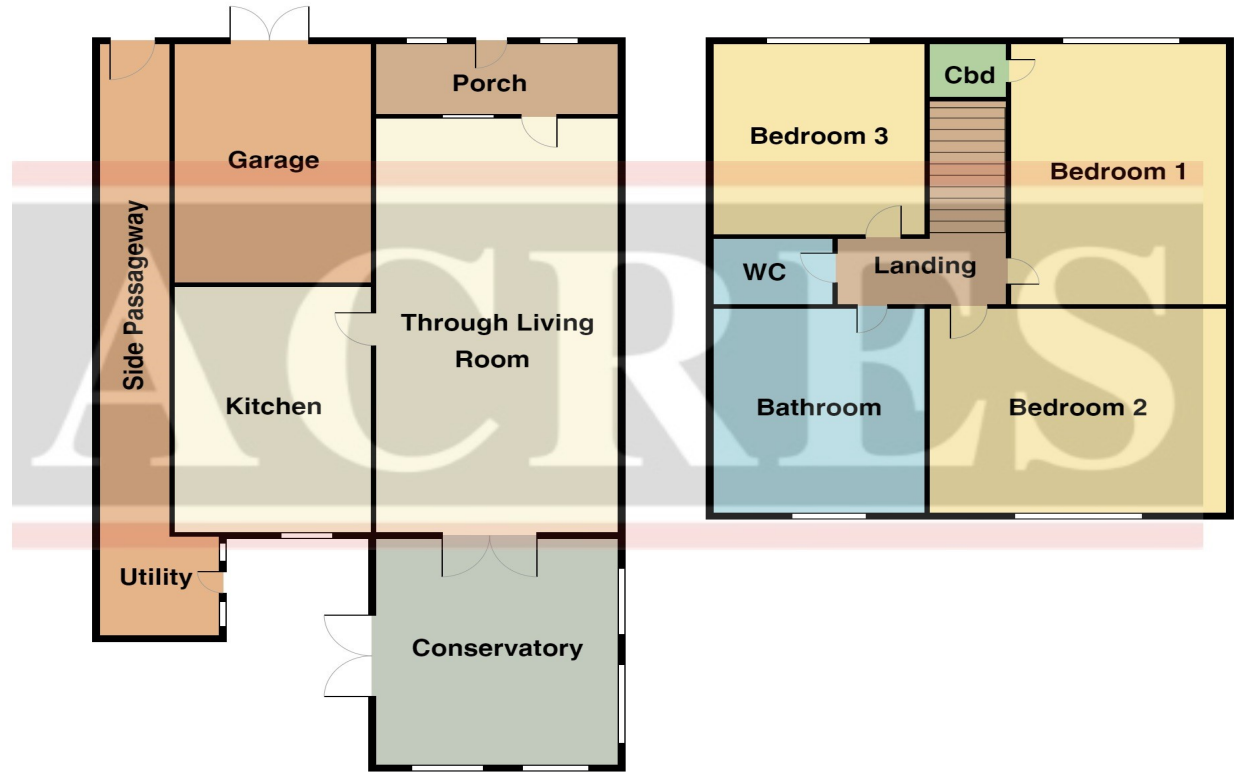


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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased 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.

CLAVERDON DRIVE, GREAT BARR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 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.

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