

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- \* GROUND FLOOR APARTMENT
- \* THREE BEDROOMS
- \* SPACIOUS LIVING ROOM
- \* FITTED KITCHEN
- \* FAMILY BATHROOM
- \* PRIVATE REAR GARDEN
- \* COMMUNAL CAR PARK
- \* IDEAL ACCESS INTO SANDWELL VALLEY
- \* IDEAL FIRST TIME BUY
- \* NO UPWARD CHAIN



**Flat 1, 292 Newton Road, Great Barr, B43 6QU- Offers around £90,000**

## Public Notice

Flat 1, 292, Newton Road Great Barr, Birmingham, B43 6QU. We are acting in the sale of the above property and have received an offer of £92,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating - E

Acres are pleased to offer for sale this ground floor spacious three bedroom apartment offering generous accommodation including three bedrooms, good sized living room leading into private rear garden, kitchen and family bathroom. Being surrounded by communal gardens the property enjoys a single garage located to the rear along with easy access into Sandwell Valley. Standing in an enviable position close to the local nature reserve and has ready access to popular schools and good transport links hurry before you're too late! IDEAL INVESTMENT OR FIRST TIME BUY – NO UPWARD CHAIN!

Accessed via communal car park leading into communal hallway with door into;

**HALLWAY: 3'1 x 13'8** : Having cupboard space, radiator and doors into;

**LIVING ROOM: 9'7 x 13'4:** A great size living area radiator and double doors to private rear garden.

**KITCHEN: 7'10 x 13'4:** Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, electric hob with extractor hood over, tiling to splashback, space and plumbing for washing machine and fridge freezer with radiator.

**BEDROOM ONE: 9'5 x 13'3:** A great size double bedroom, double glazed window to front and radiator.

**BEDROOM TWO: 9'3 x 9'11** : A further good size double bedroom double glazed window to side and rear and radiator.

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

**BATHROOM: 5'8 x 7'3** Fitted suite with panelled bath, wash hand basin, close couple W.C., tiling to floor and walls, radiator and glazed opaque window.

**REAR GARDEN:** A private rear garden for ones own use with access to garages.

**TENURE:** We have been informed by the vendors that property is **Leasehold**. (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:** A .

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





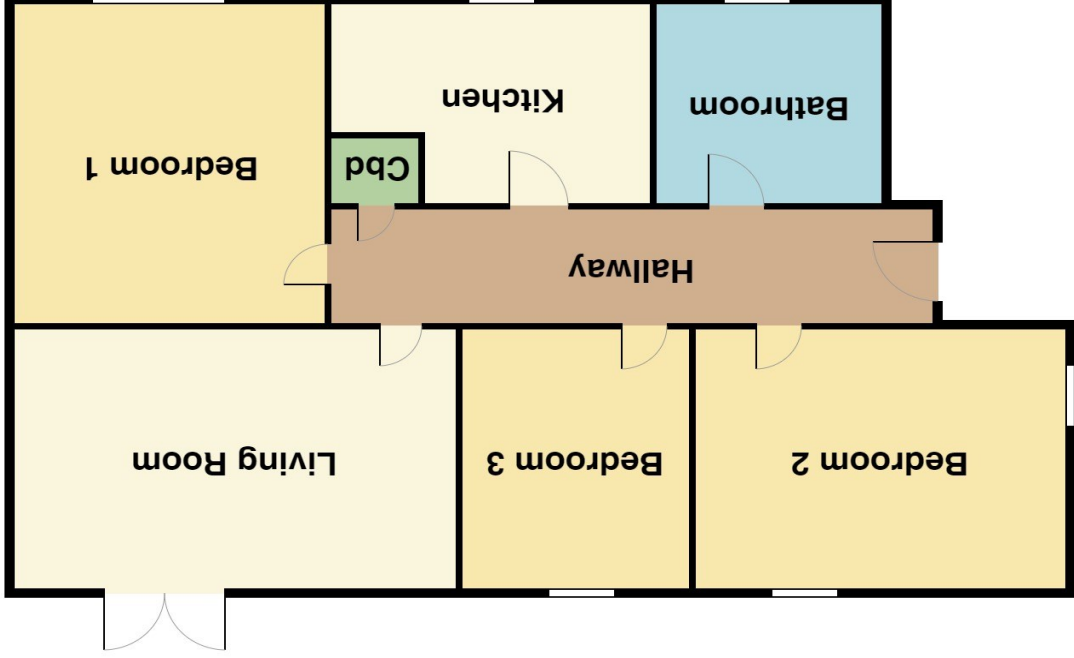
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# FLAT 1, NEWTON ROAD, GREAT BARR, B43 6QU

NEWTON ROAD, GREAT BARR



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		
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		