

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- \* EXTENDED SEMI DETACHED HOUSE
- \* THREE BEDROOMS
- \* LARGE THROUGH LOUNGE
- \* OPEN PLAN KITCHEN/DINER
- \* CONSERVATORY
- \* MODERN FAMILY SHOWER ROOM
- \* OFF ROAD PARKING TO FRONT
- \* LOW MAINTENANCE REAR GARDEN
- \* HIGH STANDARD THROUGHOUT
- \* PRIME LOCATION



126 Teddington Grove, Perry Barr, B42 1RQ - Offers in the region of £260,000

Acres are delighted to offer for sale this traditional styled extended semi detached property ideally located in a lovely location benefiting from double glazing and gas central heating (both where specified). The interiors include; enclosed porch, entrance hall, family through lounge open plan with dining area feeding into extended fitted kitchen with breakfast bar and door into conservatory! To the first floor are three bedrooms and a modern re-fitted modern shower room. Outside is a fore block paved driveway allowing off road parking and to the rear is a low maintenance garden with patio throughout with single garage to far rear! This property should be viewed to be fully appreciated both location and size! Hurry before you're too late!

Accessed via block paved driveway allowing off road parking for multiple cars along with access into;

**PORCH: 8'1 x 1'9** : Double glazed windows and door with door into;

**HALLWAY: 5'3 max, 2'9 min x 12'8** : Stairs to first floor, cupboard space, radiator and doors into;

**THROUGH LOUNGE/DINER: 9'11 max, 8'8 min x 23'8 (bay) 19'4 min** : A great size through living / dining area with fire surround and fire, radiator, double glazed bay window to front and opening into;

**EXTENDED FITTED KITCHEN: 14'11 max, 5'3 min x 17'0 max, 7'7 min** : Extended modern fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, induction hob with extractor hood over, integrated fridge freezer, integrated dishwasher, tiling to splashback, space and plumbing for washing machine and tumble dryer and radiator along with door into;

**CONSERVATORY: 15'7 x 8'5**: Double glazed windows, double glazed double doors to rear, fitted blinds to ceiling and radiator with door into rear garden.

**LANDING: 2'5 x 6'4**: Double glazed opaque window to side and doors into;

**BEDROOM ONE: 9'10 x 11'8 (bay) 9'5 min** : A great size double bedroom with double glazed bay window to rear and radiator.

**BEDROOM TWO: 9'6 x 11'7 (bay) 9'4** : A further good size double bedroom with double glazed bay window to front and radiator.

**BEDROOM THREE: 5'9 x 6'0** : A final spacious bedroom, double glazed window to front and radiator.

**SHOWER ROOM: 5'2 x 5'10** : Modern re-fitted suite with walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to rear.

**REAR GARDEN**: A good size low maintenance garden being paved throughout with fencing to borders, leading to;

**REAR STORE ROOM: 3M X 5M**: Ideal for storage with ceiling light point.

**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**: B.

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

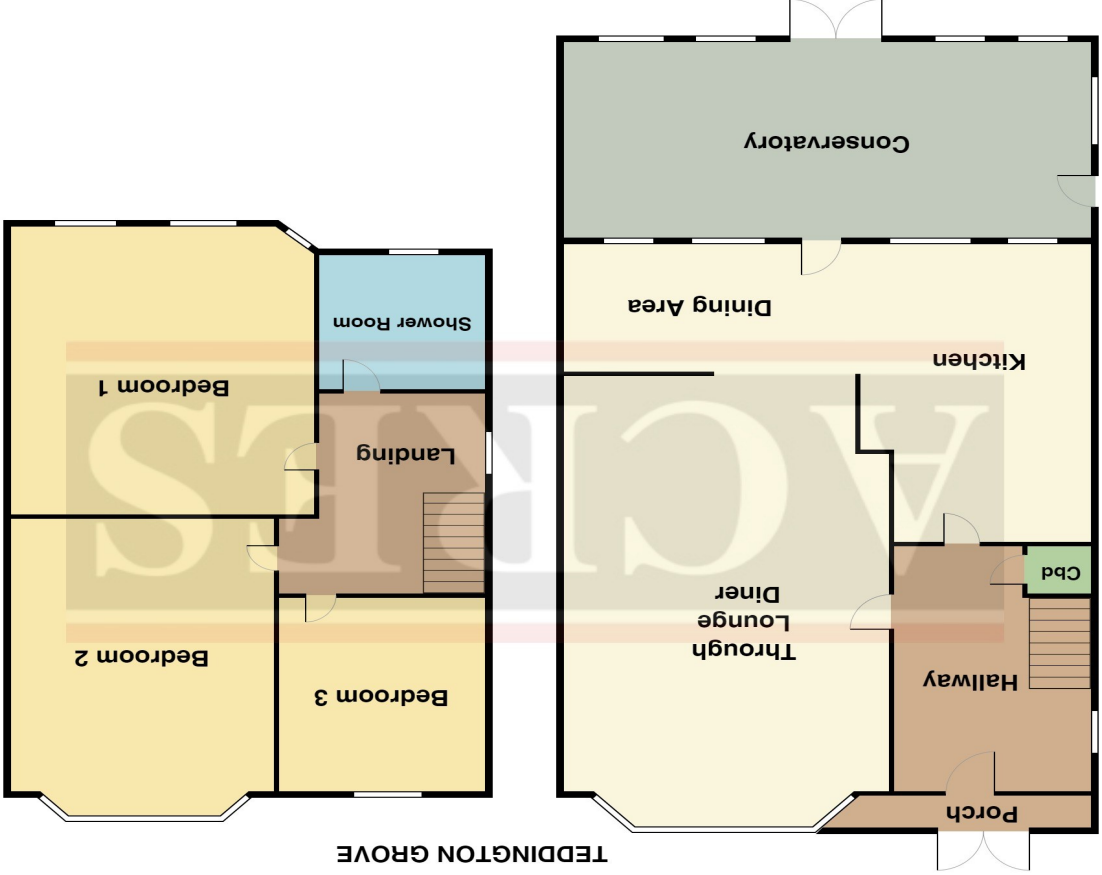




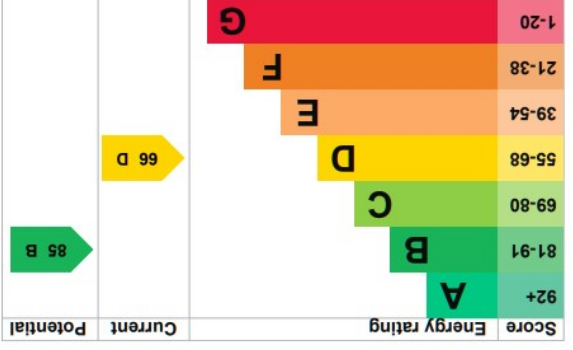
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# TEDDINGTON GROVE, PERRY BARR, B42 1RQ



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.



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.