

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- \* EXTENDED SEMI DETACHED HOUSE
- \* THREE BEDROOMS
- \* OPEN PLAN LOUNGE/DINER
- \* EXTENDED FITTED KITCHEN
- \* SEPARATE UTILITY SPACE
- \* DOWNSTAIRS GUEST W.C
- \* MODERN FAMILY BATHROOM
- \* OFF ROAD PARKING TO FRONT
- \* LOW MAINTENANCE REAR GARDEN & GARAGE
- \* IDEAL FIRST TIME BUY



**304 Perry Wood Road, Great Barr, B42 2BJ - Offers Over £240,000**

Acres are pleased to offer for sale this extended delightful family home that stands in a popular sought after area. Having close proximity to schooling for all ages as well as local shops, public transport links and access to the motorway network. The property briefly comprises; large enclosed porch leading into hallway, through lounge/dining room, extended fitted kitchen leading into separate utility space along with guest downstairs W.C.. To the first floor is landing with access to fully boarded loft and doors into three spacious bedrooms and modern fitted family bathroom. To the rear of the property is a generous rear garden, providing plenty of room on the patio and a generous lawn area leading to single garage to far rear! Having double glazing and gas central heating (both where specified) early viewing is highly recommended to appreciate this family home. IDEAL FIRST TIME BUY!

Accessed from the fore via brick block driveway offering off road parking, leading to;

**PORCH: 5'4 x 3'7:** Double glazed windows and door with door into;

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

**THROUGH LOUNGE/DINER: 9'8 max, 8'5 min x 25'6:** A great size through living / dining area with fire surround and fire, radiator, double glazed bay window to front and double doors to rear.

**EXTENDED FITTED KITCHEN: 8'7 max, 5'11 min x 15'10:** Extended fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, space for freestanding cooker with extractor hood over, tiling to splashback, space for fridge freezer and radiator along with door into;

**SEPARATE UTILITY: 2'7 x 8'7:** Space and plumbing for washing machine along with door into;

**DOWNSTAIRS GUEST W.C: 3'0 x 6'2:** Close coupled W.C, wash hand basin and double glazed opaque window to front.

**LANDING:3'0 X 6'2:** Double glazed opaque window to side and doors into;

**BEDROOM ONE: 9'5 max, 8'3 min x12'5 (bay) 9'7 min** A great size double bedroom with double glazed bay window to front and radiator.

**BEDROOM TWO:9'5 max,7'6 (wardrobe) x 12'7 (bay) 10'5 min:** A further good size double bedroom with double glazed window to rear, built in wardrobe system and radiator.

**BEDROOM THREE: 6'4 x 6'11** A final spacious bedroom, double glazed window to rear and radiator.

**BATHROOM: 5'6 x 6'5:** 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 front.

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

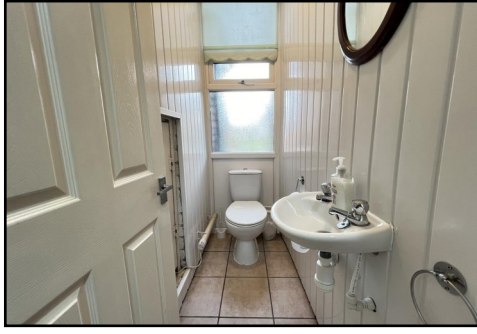
**REAR GARAGE:** Up and Over garage door accessed via communal rear driveway.

**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.

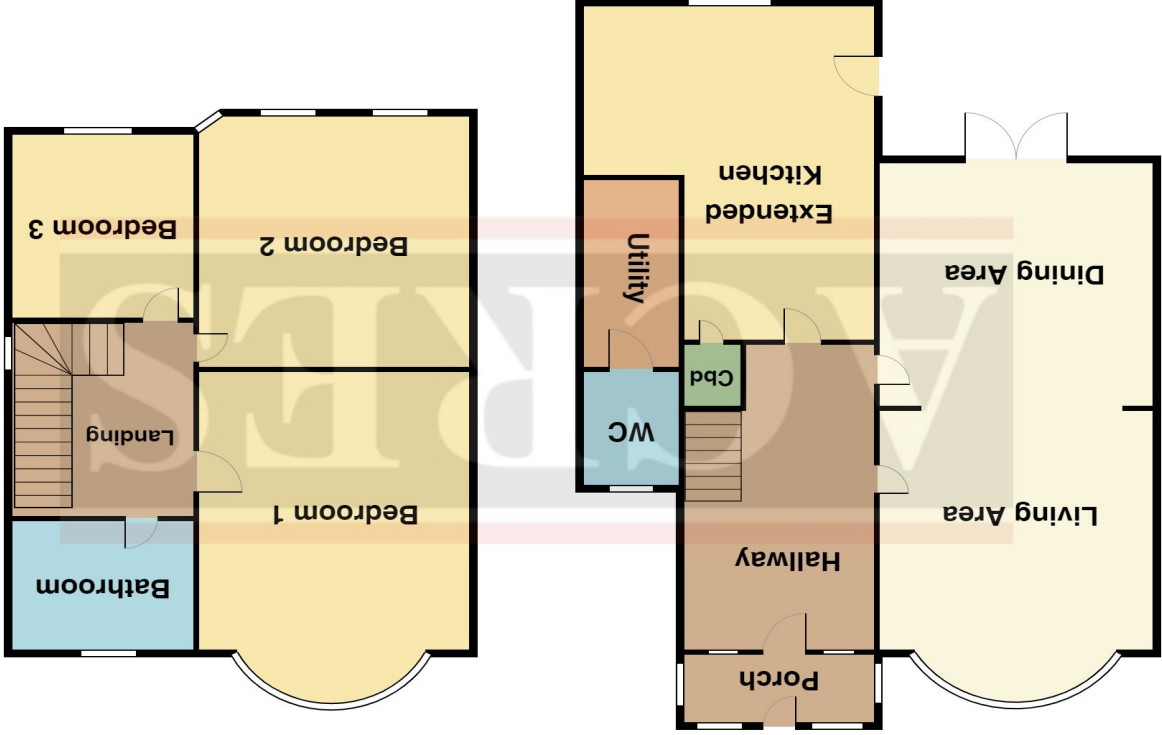


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



# PERRY WOOD ROAD, GREAT BARR, B42 2BJ

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