

ACRES

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



- * SEMI DETACHED FAMILY HOME
- * THREE BEDROOMS
- * SPACIOUS LIVING ROOM
- * ADDITIONAL DINING ROOM
- * MODERN FITTED KITCHEN
- * FAMILY BATHROOM
- * OFF ROAD PARKING TO FRONT
- * IDEAL FIRST TIME BUY
- * POTENTIAL TO EXTEND (STPP)
- * NO UPWARD CHAIN



Claverdon Drive, Great Barr, B43 5HR - Offers in excess of £250,000

Acres are pleased to offer for sale this wonderful 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 leading into spacious hallway with door into well presented spacious through family lounge leading into separate dining room & modern fitted kitchen with a comprehensive range of units opening into side passageway. To the first floor are three great sized bedrooms and a family bathroom with separate W.C.. The property offers plenty of potential in every aspect! Outside is a driveway offering off-road parking. To the rear is a beautiful well manicured garden with patio area to fore and lawn with shed and greenhouse to far rear. Hurry before you're too late! NO UPWARD CHAIN!

Accessed from the fore via driveway offering off road parking and door leading to;

PORCH: Double glazed windows and door with door into;

HALLWAY: 8'4 x 3'11: Stairs to first floor, radiator, storage cupboard and door into;

LIVING ROOM: 12'3 max, 11'1 min x 18'5: A great size through living area with inset wall mounted fire, radiator, double glazed double doors to rear and door into;

DINING ROOM: 6'10 X 9'10: A separate dining area with double glazed window to rear, radiator and door into;

KITCHEN: 6'9 x 13'8: Modern 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, space for tumble dryer, fridge freezer and radiator.

LANDING: 5'7 x 2'7: A light and airy landing with doors into;

BEDROOM ONE: 12'4 max, 10'7 (wardrobe) x 9'11 : A great size double bedroom with built in wardrobe system, double glazed bay window to rear and radiator.

BEDROOM TWO: 9'1 x 9'5: A further good size double bedroom with double glazed window to front, cupboard space and radiator.

BEDROOM THREE: 6'11 x 9'5: A final spacious bedroom, double glazed window to front and radiator.

BATHROOM: 6'10 x 7'1: Fitted suite with panelled bath and shower over, wash hand basin set into vanity unit, tiling to walls, radiator and double glazed opaque window to rear.

SEPARATE W.C: 2'11 x 4'2: With close coupled W.C and double glazed window to side.

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

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.

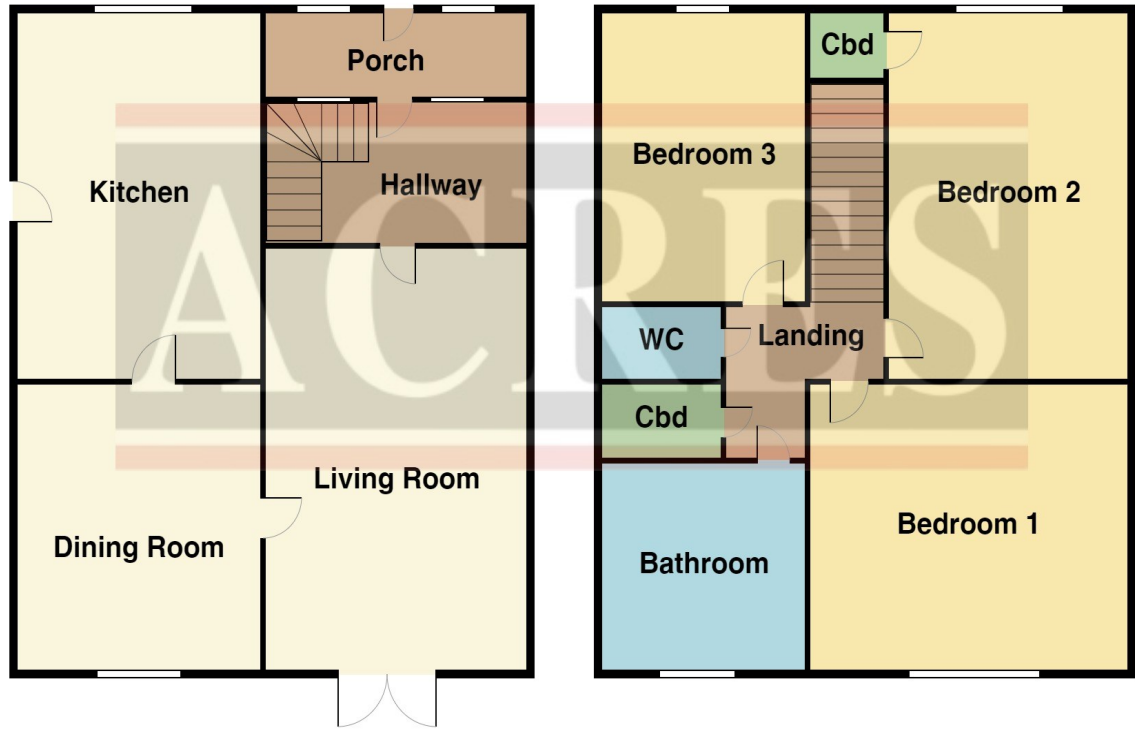


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.

CLAVERDON DRIVE



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		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CLAVERDON DRIVE, GREAT BARR, B43 5HR