

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- \* EXTENDED SEMI DETACHED HOUSE
- \* THREE BEDROOMS
- \* THROUGH LOUNGE/DINER
- \* EXTENDED MODERN KITCHEN
- \* CONSERVATORY
- \* MODERN FAMILY BATHROOM
- \* OFF ROAD PARKING TO FRONT
- \* SINGLE GARAGE TO REAR
- \* LOW MAINTENANCE REAR GARDEN
- \* IDEAL FIRST TIME BUY
- \* PRIME LOCATION



**125 Oscott School Lane, B44 9EL- Offers in the region of £255,000**

It is a privilege to offer for sale this extended semi detached house ideal for a first time buy! Being located near local shops, schooling for all ages and close access to public transport. This home is spacious throughout and includes the following; Enclosed porch leading into spacious light and airy hallway, generous through living / dining room along with access into extended modern fitted kitchen with further door into spacious conservatory! To the first floor are two spacious double bedrooms along with a spacious third bedroom and a modern re-fitted family bathroom. To the front of the property offers off road parking to front for multiple cars and to rear is a patio to fore leading to large lawn with single garage to far rear. IDEAL FIRST TIME BUY!

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

**PORCH: 6'0 x 2'1:** Double glazed windows and door with door into;

**HALLWAY: 5'11 max, 3'3 min x 11'6 :** A light and airy hallway, stairs to first floor, cupboard space, radiator and doors into;

**THROUGH LOUNGE/DINER: 11'1 max, 10'0 min x 24'11 (bay) 22'0 min :** A great size through living / dining room with fire surround and fire, radiator, double glazed bay window to front and double glazed sliding patio doors to rear leading into conservatory.

**EXTENDED FITTED KITCHEN: 5'9 x 16'1 :** Extended modern fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer, double glazed window to rear and side, tiling to splashback, space and plumbing for cooker with gas hob, washing machine, dishwasher, space for fridge freezer and tumble dryer, radiator and double glazed door into conservatory.

**CONSERVATORY: 10'0 x 9'10:** A fantastic additional socialising space with double glazed windows surrounding and double doors to rear along with tiling to floor.

**LANDING: 3'0 x 5'10:** Double glazed opaque window to side and doors into;

**BEDROOM ONE: 11'2 max, 9'1 min x 12'3 (bay) 8'9 min :** A great size double bedroom with double glazed bay window to front and radiator.

**BEDROOM TWO: 9'1 x 11'6 :** A further good size double bedroom with double glazed window to rear and radiator.

**BEDROOM THREE: 8'2 x 8'6 :** A final spacious bedroom with double glazed window to rear and radiator.

**BATHROOM: 5'10 x 6'9 max, 6'1 min :** Modern fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, close couple W.C., tiling to walls, radiator and double glazed opaque window to front.

**REAR GARDEN:** A good size garden with paved patio area to fore and lawn with fencing to borders along with further patio area to far rear and single garage accessed via communal rear driveway.

**REAR GARAGE: 10'3 x 18'11:** Up and Over garage door, accessed to rear via communal gated 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:** C

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





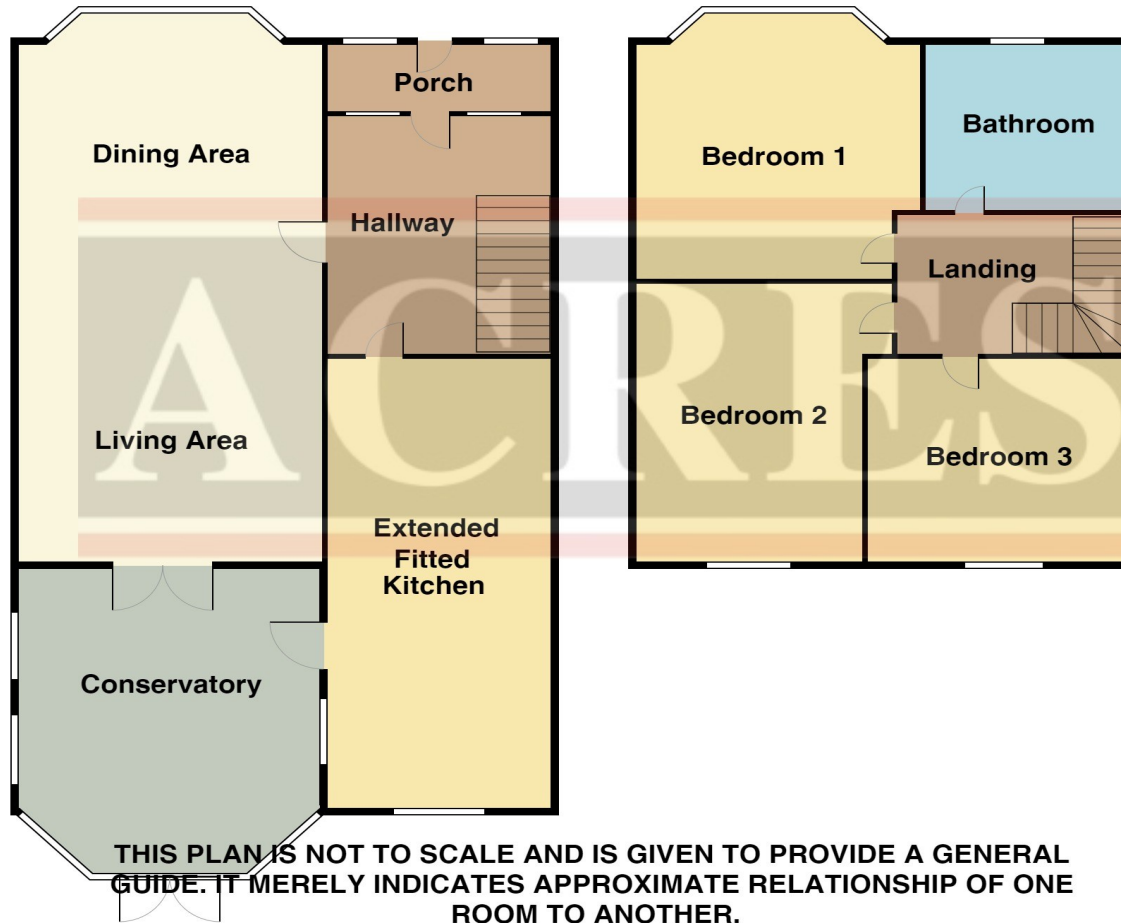
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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased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

### OSCOTT SCHOOL LANE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

### OLD OSCOTT SCHOOL LANE