

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * MODERN SEMI DETACHED PROPERTY
- * THREE BEDROOMS
- * TWO RECEPTION ROOMS
- * MODERN FITTED KITCHEN
- * SEPARATE UTILITY ROOM
- * SIDE PASSAGEWAY
- * RECENTLY REDECORATED AND CARPETED
- * OFF ROAD PARKING TO FRONT
- * IDEAL FIRST TIME BUY
- * PRIME LOCATION



Coleraine Road, Great Barr, B42 1LL— Offers in the region of £235,000

Acres are pleased to offer for sale this 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 has been briefly refurbished to a lovely standard and is ideal for a first time buyer to drop furniture and live happily ever after! The property comprises; light and airy hallway, spacious living room to front with additional dining room to rear along with modern fitted kitchen leading into side passageway and separate utility room! To the first floor are three spacious bedrooms and modern fitted family bathroom, a real feature of this property is the generous rear garden, providing plenty of room on the patio and a generous lawn area. Having double glazing and gas central heating (both where specified) early viewing is highly recommended to appreciate this family home. NO UPWARD CHAIN!

Accessed via driveway to fore allowing off road parking for multiple cars along with door leading into;

HALLWAY: 5'8 max, 3'0 min x 8'9 : Stairs to first floor, cupboard space, radiator and doors into;

FRONT RECEPTION ROOM: 9'6 max, 8'4 min x 13'0 (bay) 10'1 min : A great size living area with radiator and double glazed bay window to front.

REAR RECEPTION ROOM: 9'6 x 11'4 : A further living / dining space with radiator and double glazed double doors to rear.

KITCHEN: 5'7 x 10'9: Modern fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, tiling to splashback, space and plumbing for washing machine, space for freestanding cooker and radiator along with door into;

SEPARATE UTILITY: 4'1 x 3'0 : Space and plumbing for washing machine and dryer along with plumbing for potential downstairs guest W.C.

SIDE PASSAGEWAY: 2'10 x 22'2 : Door to front ideal space for ones own use along with door to rear garden.

LANDING: 5'8 max, 2'4 min x 6'5 : Double glazed window to side and doors into;

BEDROOM ONE: 9'6 max, 8'4 min x 13'0 (bay) 9'11 min : A great size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 9'6 max 8'4 min x 12'1 (bay) 10'3 min : A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 5'9 x 6'1 : A final spacious bedroom, double glazed window to front and radiator.

BATHROOM: 5'7 x 8'8 max, 7'8 : Modern fitted suite with panelled bath, shower over, wash hand basin, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to rear.

REAR GARDEN: A good size garden with paved patio area and lawn with fencing to borders along with gates to rear allowing off road parking via communal 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.

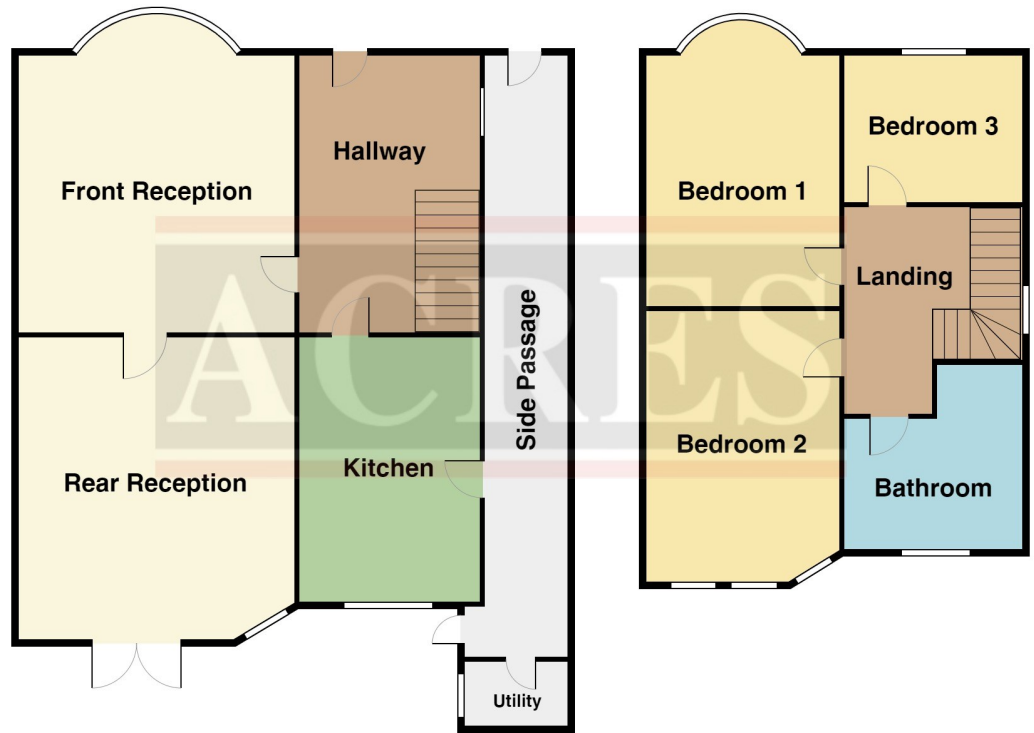


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.

COLERAINE ROAD, GREAT BARR B42 1LL



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

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