

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * SEMI DETACHED FAMILY HOME
- * THREE BEDROOMS
- * SPACIOUS LIVING ROOM
- * MODERN OPEN PLAN KITCHEN/
DINER
- * CONSERVATORY
- * MODERN FAMILY BATHROOM
- * OFF ROAD PARKING TO FRONT
- * GARAGE TO REAR
- * HIGH SPEC THROUGHOUT
- * PRIME LOCATION



11 Horsley Road, Great Barr B43 7JY- Offers in the region of £295,000

This is a beautifully presented highly finished property situated on a very popular residential road on The Pheasey housing development with fantastic local schooling along with shops and public transport links nearby! The interiors benefit from double glazing and gas central heating (both where specified). The interiors are stunning throughout and include enclosed porch, spacious entrance hall, wonderful lounge to front with modern fitted kitchen being open plan with dining space to rear with door leading into conservatory! To the first floor are two excellent double bedrooms and a great size third bedroom, there is also a large luxury modern fitted bathroom. To the front is off road parking for multiple cars along with access to garage front and to the rear is a recently landscaped garden with patio to fore and steps leading to well-manicured garden and garage. Viewing is essential to appreciate condition and location! Hurry before you're too late!

Accessed via block paved driveway allowing off road parking for multiple cars along with shared access to rear garage and door into;

PORCH: Open porch with door into;

HALLWAY: A spacious light and airy hallway, stairs to first floor and doors into;

LIVING ROOM: A great size well presented living area with fire surround and fire, radiator and double glazed bay window to front.

OPEN PLAN KITCHEN/DINER : Open plan modern fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, gas hob with extractor hood over, space and plumbing for fridge freezer and washing machine, radiator, opening into dining area with double glazed doors into;

CONSERVATORY: A great additional space with double glazed windows around and door out to rear.

LANDING: Double glazed window to side and doors into;

BEDROOM ONE: A great size double bedroom, double glazed window to front and radiator.

BEDROOM TWO: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: A final spacious bedroom, double glazed window to front, built in wardrobe system and radiator.

BATHROOM: Modern fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, close couple W.C., tiling to floor and walls, ladder style towel rail/radiator and double glazed opaque window to rear.

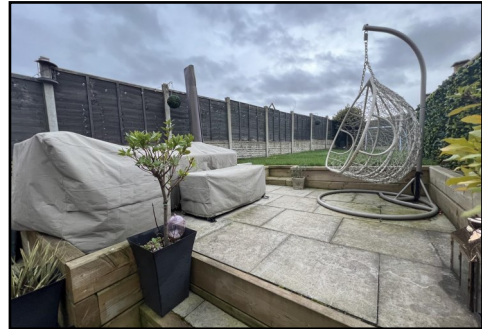
REAR GARDEN: A good size recently landscaped garden with paved patio area with access into garage and steps leading to lawn with fencing to borders.

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.

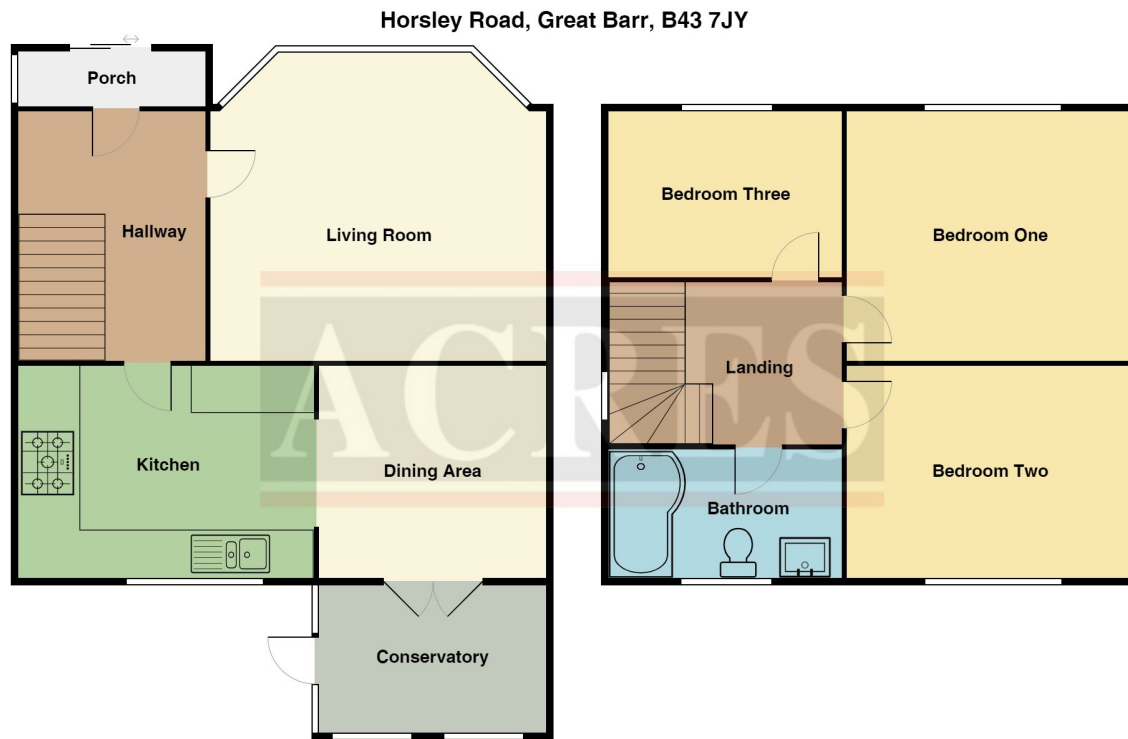
VIEWING: Recommended via Acres on 0121 358 6222.



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.



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

HORSLEY ROAD, GREAT BARR B43 7JY