

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * TRADITIONAL SEMI DETACHED HOUSE
- * THREE BEDROOMS
- * ATTRACTIVE LOUNGE
- * WELL APPOINTED WHITE BATHROOM
- * FULL WIDTH FITTED DINING KITCHEN
- * SET IN A CENTRAL, CONVENIENT LOCATION
- * MUCH IMPROVED AND WELL PRESENTED



Foden Road, Great Barr, B42 2EW- Offers in the region of £250,000

This traditional styled, freehold, semi-detached family home, is set in a central, convenient and well regarded location, close to local bus services and schooling. Much improved and well presented, the property offers gas central heating and pvc double glazing (both where specified). Briefly comprising welcoming reception hall, attractive lounge, full width fitted dining kitchen having integrated hob and oven. To the first floor there are three bedrooms, together with a well appointed family bathroom provided with white suite. The property has a paved patio area to rear garden. All of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a twin car tarmac driveway, access is gained to the property via a pvc door having double glazed insets opens to:

RECEPTION HALL: PVC double glazed window to front, contemporary radiator and understairs storage cupboard.

ATTRACTIVE LOUNGE: 14'1 max 12'4 min x 10'8 max, 9'6 min: A great size living area with fire surround with hearth and mantle, radiator and PVC double glazed bay window to front.

FITTED DINING KITCHEN: 16'6 x 11'7: Breakfast Area: Having PVC double glazed windows with double glazed French doors to rear garden, room heater, additional work top with recesses for appliances. Being open plan to: Modern fitted Kitchen: PVC double glazed window to rear, single drainer sink unit, there is a range of fitted units to both base and wall level in a high gloss finish, wood style work surfaces with matching splashbacks, integrated oven having gas hob and feature extractor canopy over, recesses for washing machine and fridge freezer.

STAIRS TO LANDING: PVC double glazed window to side, retractable loft ladder gives access to a part boarded loft.

BEDROOM ONE: 13'4 max, 11'3 min x 9'1 max, 8'0 min : A great size double bedroom with double glazed bay window to front, two double built in wardrobes with central radiator having cover.

BEDROOM TWO: 12'1 x 9'10 max, 8'10 min: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 7'0 x 6': A final spacious bedroom, double glazed window to front and radiator.

BATHROOM: A modern family bathroom comprising white suit to include bath having mixer shower, wash hand basin having base unit beneath, low flushing W.C., enclosed shower cubicle having glazed splash screen, complementary tiled splash backs and chrome adder style radiator.

REAR GARDEN: A good size garden with paved patio area, two outside stores to a lawned rear garden with timber fencing.

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 .

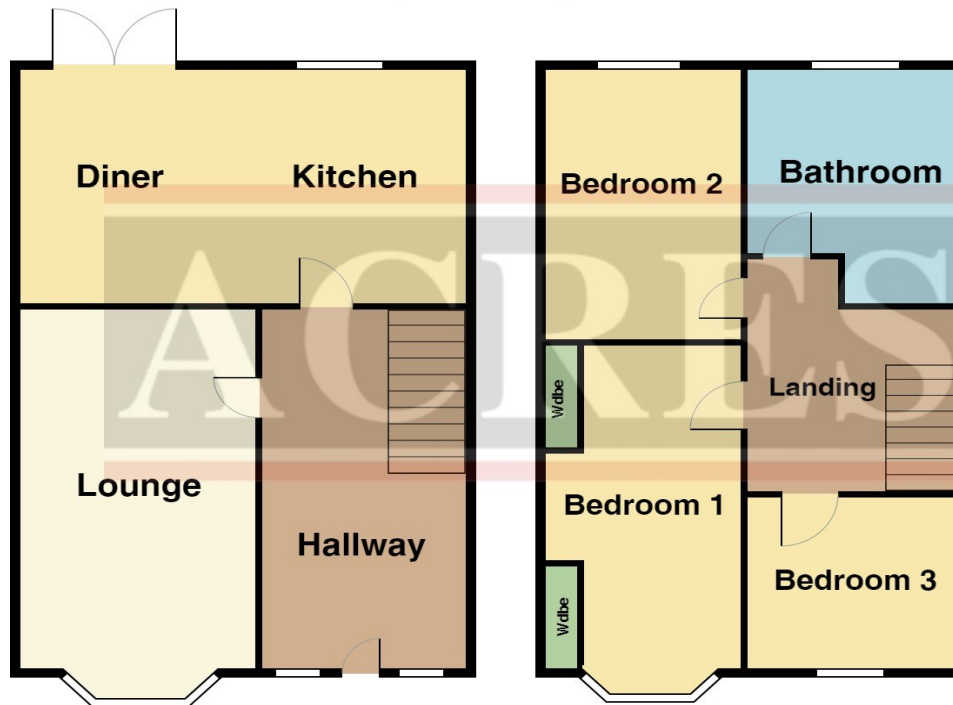
VIEWING: Recommended via Acres on 0121 358 6222.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



FODEN ROAD



EPC IN PROGRESS

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

FODEN ROAD, GREAT BARR, B42 2EW