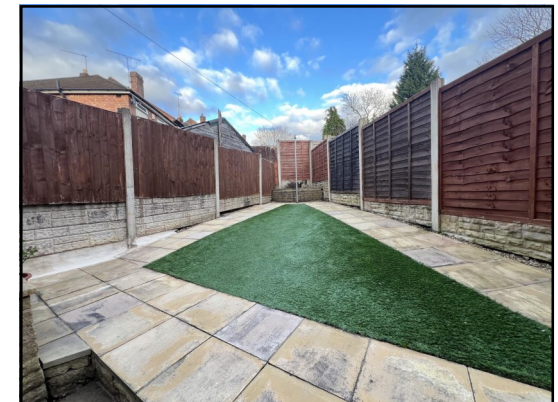


ACRES

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

- * EXTENDED FAMILY HOME
- * FOUR BEDROOMS
- * LARGE THROUGH LOUNGE/DINER
- * EXTENDED MODERN KITCHEN
- * BEDROOM ONE WITH EN-SUITE
- * MODERN FAMILY BATHROOM
- * FANTASTIC SIZED DOUBLE GARAGE (POTENTIAL TO CONVERT)
- * LOW MAINTENANCE REAR GARDEN
- * PRIME CORNER PLOT
- * LARGE DRIVEWAY TO FRONT



49 Bowstoke Road, Great Barr B43 5DJ - Offers in excess of £350,000

Acres are honored to offer for sale this superb traditionally styled property that has been extended & refurbished throughout along with sitting on a prime corner position! Benefiting from double glazing, gas central heating (both where specified). The interiors offer enclosed porch, welcoming hallway, generous through living / dining room, extended open plan fitted kitchen along with access to rear garden along with rear access to a substantial sized double garage (With potential to convert STPP). To the first floor are three excellent double bedrooms (bedroom one being extended along with en suite shower room), fourth single bedroom and modern main family bathroom. Outside is a extremely large driveway offering parking space for multiple cars along with access to both two garage front and to the rear is a low maintenance garden with patio to fore along with artificial lawn. Viewing comes highly recommended to appreciate the size and potential of this fabulous family home! Hurry before you're too late!

Accessed via large driveway allowing off road parking for multiple cars along with access to both garage doors along with door into;

PORCH: 5'6 x 2'7: Double glazed door with door into;

HALLWAY: 10'11 / 5'11max x 3'2min: Stairs to first floor, radiator and doors into;

THROUGH LOUNGE /DINER: 28'7(into bay) / 10'5max x 9'5min: A great size through living area with radiator, double glazed bay window to front leading to dining area with further radiator and double glazed window to rear.

EXTENDED FITTED KITCHEN: 13'6max x 6'10min / 13'1max x 7'3min: Extended fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear and further double glazed window, integrated oven, gas hob with extractor hood over, tiling to splashback, space and plumbing for washing machine, tumble dryer and dish washer, further space for fridge freezer and double glazed door leading out to rear.

LANDING: 7'3 / 5'11max x 3'2min: Light and airy landing space with doors into;

BEDROOM ONE: 14'1 x 11'1: A great size double bedroom with built in walk in wardrobe system, two double glazed windows to side and front, radiator and door into en-suite.

WARDROBE: 4'7 x 3'9: A great size walk in wardrobe space.

EN-SUITE: 10'10max x 6'7min / 8'10max x 3'10min: Shower cubicle, wash hand basin, close couple W.C., tiling to floor and walls and ladder style towel rail/radiator.

BEDROOM TWO: 14'7(into bay) x 12'5min / 10'5: A further good size double bedroom with double glazed bay window to front, access into loft (loft being fully boarded & insulated) and radiator.

BEDROOM THREE: 12'11 / 10'6max x 9'3min: A further spacious double bedroom, double glazed window to rear and radiator.

BEDROOM FOUR: 7'11 x 5'11: A final bedroom with double glazed window to front and radiator.

BATHROOM: 9'5 x 6'0: Modern fitted suite with panelled bath, separate shower cubicle, wash hand basin set into vanity unit, close couple W.C., ladder style towel rail/radiator and double glazed opaque window to rear.

REAR GARDEN: A good size low maintenance garden with paved patio area leading to low maintenance artificial lawn area with fencing to borders.

DOUBLE GARAGE: 25'9max x 18'7min / 23'3max x 11'3min: A great additional space for ones own use with potential to convert. *(please check the suitability of this garage for your own vehicle)*

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.



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.

Bowstoke Road, Great Barr, Birmingham, B43 5DJ



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

BOWSTOKE ROAD, GREAT BARR B43 5DJ