

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- \* END TERRACED HOUSE
- \* THREE DOUBLE BEDROOMS
- \* SPACIOUS LOUNGE/DINER
- \* MODERN FITTED KITCHEN
- \* FAMILY BATHROOM
- \* GARAGE / CONVERTED STORE ROOM
- \* OFF ROAD PARKING TO FRONT
- \* WELL PRESENTED THROUGHOUT
- \* IDEAL FIRST TIME BUY
- \* PRIME LOCATION



**7 Croyde Avenue, Great Barr B42 1JB - Offers in excess of £250,000**

Acres are delighted to offer for sale this end of terraced house that offers great size, standard and location. Standing in a fantastic residential road in reach of popular local schools and public transport services. Being gas centrally heated and double glazed (both where specified). The accommodation is arranged over two floors to include; entrance porch, hallway opening into a great size living room with dining space and modern fitted kitchen along with door into under stairs storage and garage / converted store room. To the first floor are three great sized double bedrooms along with family bathroom and separate W.C.. To the rear is a low maintenance garden with patio to fore leading to lawn and to the front is a blocked paved driveway space for off road parking and access to garage front. Hurry before you're too late!

Accessed via block paved driveway allowing off road parking to front along with access to garage front and door into;

**PORCH: 4'5 x 3'3:** Double glazed windows and door with door into;

**HALLWAY: 14'0 x 3'5:** A light and airy hallway, stairs to first floor, large under stairs cupboard space, radiator and doors into;

**OPEN PLAN LOUNGE/DINER: 18'2 / 12'10max x 11'0min:** A great size open plan living / dining area with radiator, double glazed doors out to rear, dining area with double glazed window to rear.

**FITTED KITCHEN: 12'2 x 6'11:** Modern fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, electric hob with extractor hood over, tiling to splashback, space and plumbing for washing machine and fridge freezer, radiator.

**LANDING: 8'9 x 2'10:** Access to loft along with doors into;

**BEDROOM ONE: 10'3max x 8'0min / 9'2:** A great size double bedroom with double glazed window to rear and radiator.

**BEDROOM TWO: 14'10max x 13'5min / 9'2:** A further good size double bedroom with double glazed window to front, built in wardrobes and radiator.

**BEDROOM THREE: 11'3 x 9'1:** A final good size double bedroom with double glazed window to rear and radiator.

**BATHROOM: 7'5 / 5'2max x 2'9min:** Fitted suite with panelled bath and shower over, wash hand basin, tiling to part walls, radiator and double glazed opaque window to front.

**SEPARATE W.C.: 4'7 x 2'10:** Close couple W.C. and double glazed opaque window to front.

**REAR GARDEN:** A good size garden with paved patio area and lawn with fencing to borders.

**STORE ROOM/GARAGE: 11'7 x 7'5:** Ideal space for ones own use with part conversion, ceiling lights and power points. Also housing gas central heating boiler.

**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.

Croyde Avenue, Great Barr B42 1JB



EPC TO BE INSERTED HERE

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

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