

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * TOWN HOUSE
- * FOUR DOUBLE BEDROOMS
- * LARGE THROUGH LIVING ROOM
- * EXTENDED DINING ROOM
- * EXTENDED FITTED KITCHEN
- * DOWNSTAIRS SHOWER ROOM
- * WALK IN WARDROBE
- * MODERN BATHROOM
- * HIGH SPECIFICATION THROUGHOUT
- * PRIME LOCATION



31 Chatsworth Avenue, Great Barr B43 6QL - Offers in the region of £375,000

Acres are honoured to offer for sale this spacious family home that occupies a prime spot within this popular residential road, being both gas central heating and double glazed (Both where specified) the accommodation is raised over two floors. Standing in a quiet road off Monksfield Avenue this accommodation includes large entrance hall, spacious through lounge with log burner opening into extended sitting room / dining room, guest downstairs W.C. / shower room and open plan fitted kitchen with breakfast bar and access to rear garden along with garage. Upstairs there are four double bedrooms main with large high quality walk in wardrobe and beautiful modern family bathroom. There is off road parking to front for multiple vehicles along with access to garage front and to the rear is a stunning well-manicured garden backing onto the Canal. Viewings are essential to appreciate the size and quality of the property!

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

HALLWAY: 7'11 x 4'5: Stairs to first floor, radiator and door into;

THROUGH LOUNGE: 26'3 / 12'6max x 8'11min: A good size living area with Amtico flooring throughout, log burner fire, radiator, double glazed window to front and doors into;

EXTENDED DINING ROOM: 17'6max x 11'0min / 11'6max x 6'9min: A further good size extended living/dining area with radiator and double glazed window and doors out to garden.

EXTENDED KITCHEN: 15'4 x 10'0: Extended fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer, integrated oven and electric hob and extractor hood over, tiling to splashback, space and plumbing for washing machine and fridge freezer, double glazed window to rear and doors out to garden.

DOWNSTAIRS SHOWER ROOM: 5'2 x 4'5: Shower cubicle, wash hand basin set into vanity, close couple W.C., ladder style towel rail/radiator and double glazed opaque window.

LANDING: 10'6 x 2'11: Doors into;

BEDROOM ONE: 13'1 / 12'7max x 10'10min: A great size double bedroom with double glazed window to front, radiator and doors into;

WALK IN WARDROBE: 7'1 x 5'0: Great wardrobe space with high quality fittings throughout.

BEDROOM TWO: 11'5 / 9'7max x 8'1min: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 12'5 x 8'5: Another good size double bedroom with double glazed window to front and radiator.

BEDROOM FOUR: 11'5max x 9'4(wardrobe) / 8'6max x 5'6min: A final good size double bedroom with built in drawer and cupboard space, double glazed window to rear and radiator.

BATHROOM: 8'0 x 6'0: A beautiful high quality bathroom to include white suite with stand alone bath, walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C., tiling to floor and part walls and double glazed opaque window to rear.

REAR GARDEN: A good size garden with paved patio area to side leading to further patio area to rear, abundance of shrubs and flowers with fencing to borders.

INTERNAL GARAGE: 16'4 x 8'6: *(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.

COUNCIL TAX BAND: D.

VIEWING: Recommended via Acres on 0121 358 6222.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



31 CHATSWORTH AVENUE, GREAT BARR B43 6QL

Chatsworth Avenue, Great Barr



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		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		79 c	84 b

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.