

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- \* DETACHED FAMILY HOME
- \* FOUR BEDROOMS
- \* TWO RECEPTION ROOMS
- \* FITTED KITCHEN
- \* DOWNSTAIRS GUEST WC
- \* MODERN FAMILY BATHROOM
- \* LARGE IN AND OUT DRIVEWAY
- \* DETACHED SINGLE GARAGE
- \* BEAUTIFUL REAR GARDEN
- \* EXECUTIVE PROPERTY AND LOCATION



18 Fairyfield Avenue, Great Barr, B43 6AG - Offers in excess of £650,000

It is a privilege to offer for sale this incredible refurbished detached family home that has wonderful modern interiors throughout located on the popular Fairyfield Avenue off Newton Road! Benefiting from double glazing and gas central heating (both where specified). The property offers, enclosed porch, large well-presented entrance hall, classically styled through family lounge, separate dining room presented beautifully, along with fitted kitchen giving access to patio and downstairs guest W.C.. To the first floor is a light and airy landing leading into four fantastic sized bedrooms and large modern re-fitted family bathroom. Outside is a fore garden with an in and out driveway offering multiple parking space along with access to detached single garage and to the rear is a large garden with patio to fore steps leading to large lawn with an abundance of shrubs and trees! This house really has it all so act fast!

Accessed from the fore via in and out driveway with access to garage front and door leading into;

**PORCH: 5'9 X 3'2** : Double glazed windows and door with door into;

**HALLWAY: 8'3 max, 4'11 min x 13'4** : Stairs to first floor, cupboard space, radiator and doors into;

**THROUGH LIVING ROOM: 12'2 x 21'8** : A great size through living room with fire surround and fire, radiator, double glazed bay window to front and double doors to rear.

**DINING ROOM: 13'5 x 12'2** : A great size dining room presented beautifully with fire surround and fire, radiator and double glazed bay window to front.

**FITTED KITCHEN: 13'9 x 12'2** : 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 radiator.

**DOWNSTAIRS GUEST W.C: 5'10 x 5'5** : Having close couple WC and wash hand basin.

**FIRST FLOOR LANDING: 8'2 max, 4'8 min x 17'6**: A stunning light and airy landing with feature double glazed opaque window to rear overlooking to rear garden and doors into;

**BEDROOM ONE: 12'2 X 18'1** : A great size double bedroom with dual aspect double glazed window to front and rear with radiator.

**BEDROOM TWO: 13'5 x 12'2** : A further good size double bedroom with double glazed bay window to front and radiator.

**BEDROOM THREE: 9'10 x 7'7** : A further spacious bedroom, double glazed window to rear, built in wardrobes and radiator.

**OFFICE / POTENTIAL FOURTH BEDROOM: 6'2 x 4'9** : Having double glazed window to front and radiator.

**BATHROOM: 5'8 x 9'8** : Modern re-fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to side.

**REAR GARDEN:** A fantastic size garden with paved patio area to fore with steps leading to lawn with an abundance of trees and shrubs throughout along with fencing to borders and great privacy!

**GARAGE: 8'2 x 19'0** : Pull to garage doors, ceiling light and power points, glazed window to side. *(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:** F.

**VIEWING:** Recommended via Acres on 0121 358 6222.

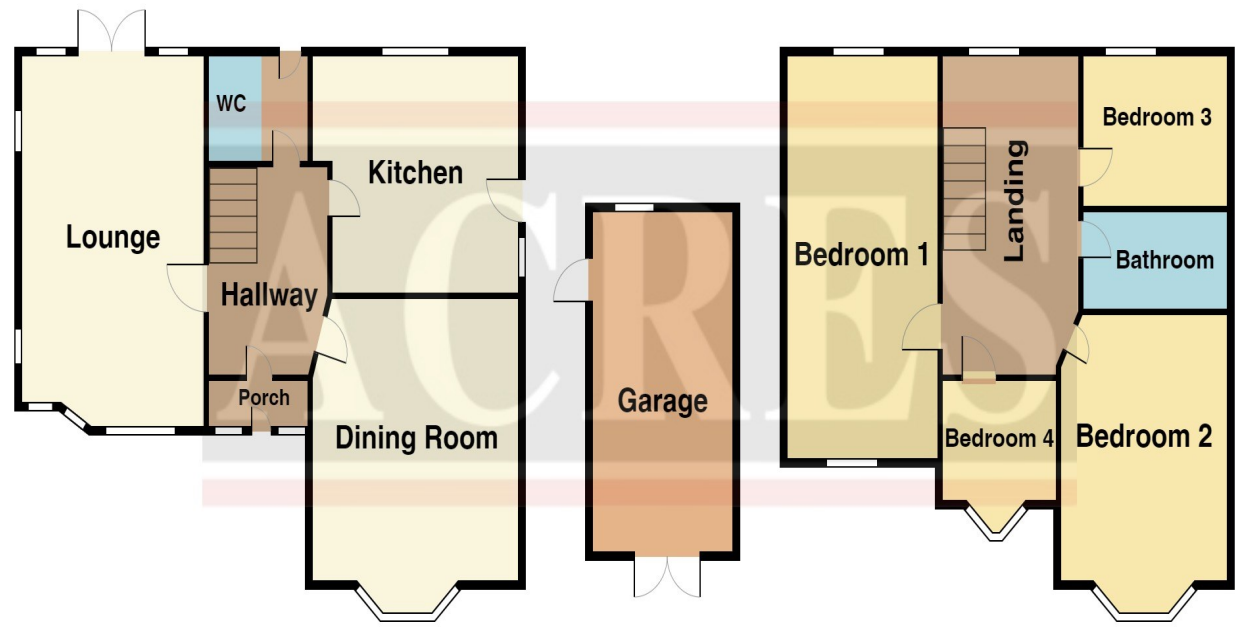


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.

FAIRYFIELD AVENUE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 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.

FAIRYFIELD AVENUE