

ACRES

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



- * SEMI DETACHED FAMILY HOME
- * THREE BEDROOMS
- * SPACIOUS THROUGH LOUNGE/DINER
- * FITTED KITCHEN
- * DOWNSTAIRS GUEST WC
- * MODERN FAMILY BATHROOM
- * SEPARATE WC
- * OFF ROAD PARKING AND GARAGE
- * BEAUTIFUL REAR GARDEN WITH STUNNING VIEWS
- * NO UPWARD CHAIN



132 Pomeroy Road, Great Barr, B43 7LP - Offers in the region of £285,000

Acres are delighted to offer for sale this semi-detached property ideally situated on the Pheasey Estate with one of a kind views to the rear, benefiting fantastic local schooling and public transport links. The interiors have been well looked after throughout and benefit from double glazing and gas central heating (both where specified). The interiors include light and airy hallway, generous through living / dining room along with fitted kitchen and access into downstairs guest W.C.. To the first floor are three spacious bedrooms and modern family shower room with separate W.C.. Outside is a fore garden with driveway for off road parking and access to garage front. To the rear is a low maintenance garden with patio to fore leading to lawn with sweeping views over Barr Beacon! Call for your viewing today before you're too late! NO UPWARD CHAIN!

Accessed via driveway allowing off road parking to front along with shared access to single garage;

HALLWAY: 6'11 max, 6'0 min x 9'9 : Stairs to first floor, cupboard space, radiator and doors into;

THROUGH LOUNGE/DINER: 14'8 max, 8'8 min x 24'11 A great size through living / dining area with wall mounted fire, radiator, double glazed bay window to front and door to rear garden.

FITTED KITCHEN: 8'0 max, 6'6 min x 11'8 : Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, tiling to splashback, space and plumbing for washing machine, freestanding cooker and fridge freezer along with radiator and door into;

DOWNSTAIRS GUEST W.C: 2'3 x 8'5: Having close coupled WC, wash hand basin and double glazed opaque window to rear.

LANDING: Double glazed opaque window to side and doors into;

BEDROOM ONE: 13'0 max, 11'10 min x 14'8 (bay) 12'1 min : A great size double bedroom with double glazed bay window to front, storage cupboard and radiator.

BEDROOM TWO: 9'11 max, 8'8 min x 9'11: A further good size double bedroom with double glazed window to rear with fantastic views and radiator.

BEDROOM THREE: 7'10 max, 4'2 min x 8'7 max, 6'4 min: A final spacious bedroom, double glazed window to front and radiator.

SHOWER ROOM: 6'0 x 5'7: Modern fitted suite with walk in shower cubicle, wash hand basin set into vanity unit, tiling to walls, radiator and double glazed opaque window to rear.
: Close coupled W.C and double glazed window to rear.

REAR GARDEN: A fantastic private rear garden with paved patio area to fore leading to lawn with fencing to borders and backing onto Barr Beacon giving great views and privacy!

GARAGE: Up and Over garage door. *(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: C.

VIEWING: Recommended via Acres on 0121 358 6222.

SEPARATE W.C

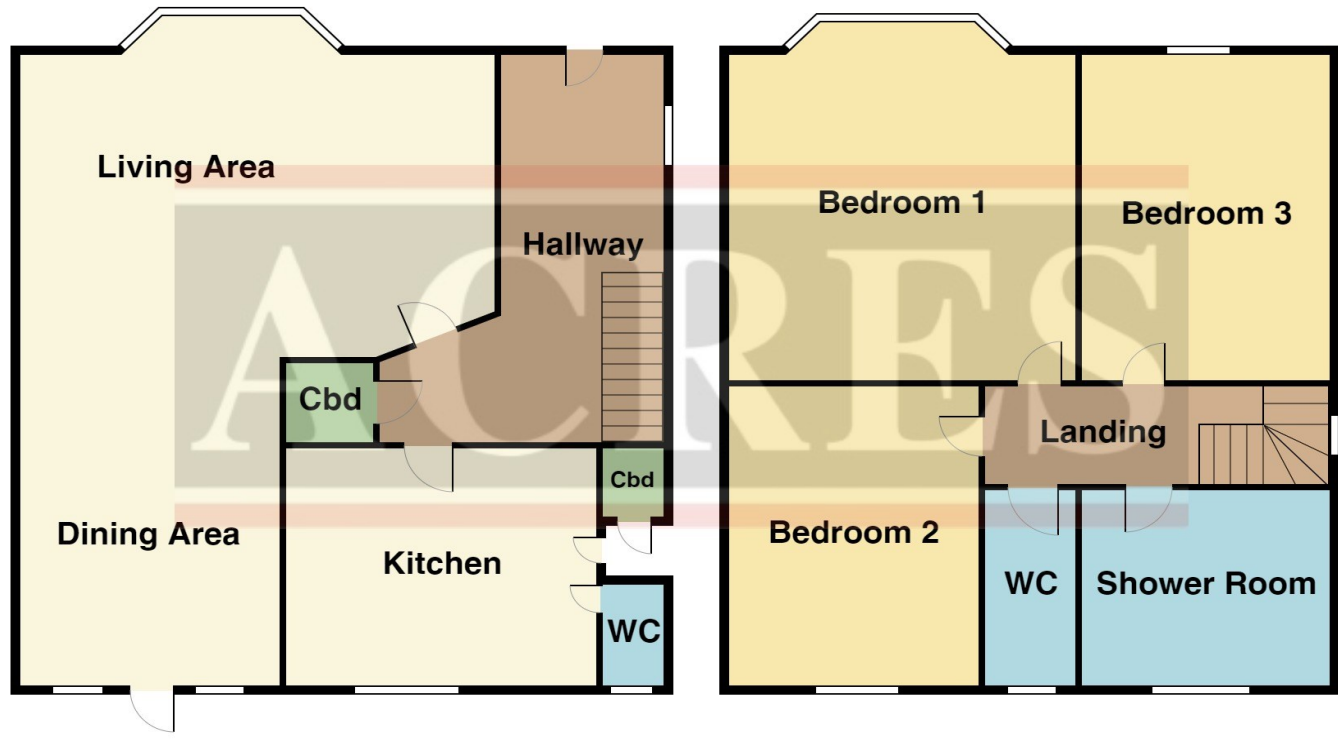


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.

POMEROY ROAD



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 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.

POMEROY ROAD