

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * EXTENDED SEMI DETACHED HOUSE
- * THREE BEDROOMS
- * THROUGH LOUNGE/DINER
- * FITTED KITCHEN
- * LARGE SEPARATE UTILITY ROOM
- * DOWNSTAIRS GUEST W.C
- * MODERN FAMILY SHOWER ROOM
- * OFF ROAD PARKING TO FRONT & GARAGE TO REAR
- * LARGE REAR GARDEN WITH ADDITIONAL PATIO AREA
- * NO UPWARD CHAIN



16 Hollywood Croft, Great Barr, B42 1HT - Offers in the region of £245,000

This is an absolutely stunning property that has been extended and improved over time along with located in a prime cul-de-sac position located off Old Walsall Road! Being located to fantastic local schooling, public transport and local shops! Benefiting from double glazing and gas central heating (both where specified). The interiors offer; enclosed porch, light and airy hallway, large stylish lounge / diner leading into fitted kitchen with further access into large extended utility room and guest downstairs W.C.. To the first floor are three excellent bedrooms and a modern family shower room. Outside is a block paved driveway offering parking space and to the rear is a very well-manicured garden with patio and lawn with fantastic privacy to the rear and gated access with steps leading to further garden / patio area along with access into garage. Viewing is absolutely essential to appreciate the size, location and quality of this wonderful family home! IDEAL FIRST TIME BUY – NO UPWARD CHAIN!

Accessed via block paved driveway allowing off road parking to front along with steps leading into;

PORCH: 5'8 X 2'0 : Double glazed windows and composite door with door into;

HALLWAY: 5'8 max, 2'11 min x 13'0 : Stairs to first floor, cupboard space, radiator and doors into;

THROUGH LOUNGE/DINER: 10'7 max, 8'0 min x 27'8 (bay) 24'0 min : A great size through living / dining area with fire surround and fire, radiator, double glazed bay window to front and double glazed sliding doors to rear.

FITTED KITCHEN: 7'1 x 9'4 : 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 and radiator along with door into;

SEPARATE UTILITY ROOM: 14'3 max, 5'5 min x 23'7 : A fantastic additional space with plenty of use! Fitted base units with worktop over, space and plumbing for washing machine and other white goods, double glazed window and door to rear garden along with door into;

DOWNSTAIRS GUEST W.C: 2'9 x 5'6 : Close coupled WC and wash hand basin.

LANDING: 2'5 X 6'11 : Double glazed opaque window to side and doors into;

BEDROOM ONE: 10'10 max, 8'11 (wardrobe) x 15'0 (bay) 11'11 min : A great size double bedroom with built in wardrobe system with double glazed bay window to front and radiator.

BEDROOM TWO: 10'10 max, 8'10 (wardrobe) x 12'6 : A further good size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM THREE: 5'6 x 7'1 : A final spacious bedroom, double glazed window to front and radiator.

SHOWER ROOM: 5'6 x 7'3 : A modern white suite comprising double walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to rear.

REAR GARDEN: A good size garden with paved patio area and lawn with fencing to borders along with gate to side giving access to further garden / patio area and further access to rear garage.

REAR GARAGE: Up and Over garage door, accessed via communal rear access. *(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.

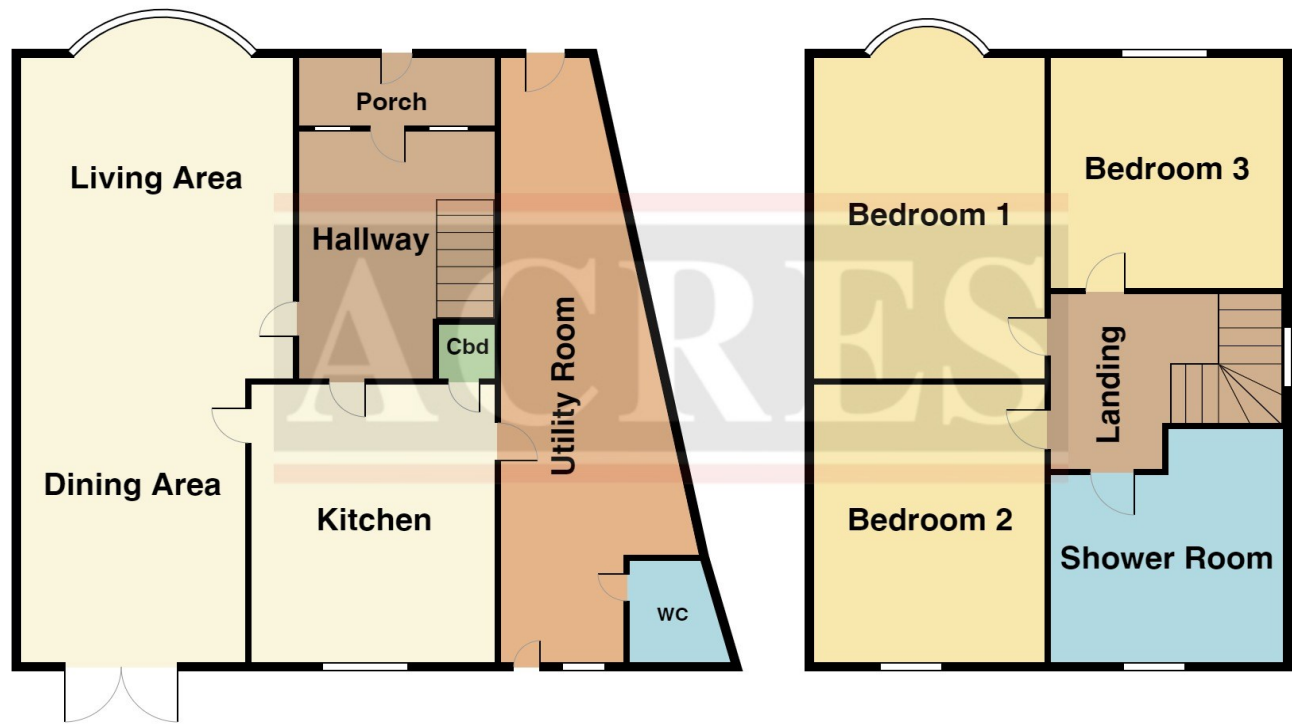


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.

HOLLYWOOD CROFT



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

HOLLYWOOD CROFT

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating