

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- \* SEMI DETACHED HOUSE
- \* THREE BEDROOMS
- \* OPEN PLAN LOUNGE/DINER
- \* EXTENDED FITTED KITCHEN
- \* UTILITY SPACE
- \* MODERN FAMILY BATHROOM
- \* OFF ROAD PARKING TO FRONT
- \* LARGE REAR GARDEN
- \* POTENTIAL TO EXTEND (STPP)
- \* PRIME LOCATION



131 Wensleydale Road, Great Barr B42 1PT - Offers Over £225,000

Acres are delighted to offer for sale this traditional styled property ideally located in a lovely location benefiting from double glazing and gas central heating (both where specified). The interiors include; enclosed porch, entrance hall, spacious through family lounge through to dining room and extended fitted kitchen with utility space to side. To the first floor are three bedrooms and a modern re-fitted bathroom. Outside is a deep fore garden with driveway allowing off road parking, to the rear is a garden with patio to fore leading to long lawn with fenced borders and communal access to rear for further parking. This property should be viewed to be fully appreciated both location, size and potential to extend further (STPP)! Hurry before you're too late!

Accessed via driveway allowing off road parking to front for multiple cars with steps leading into;

**HALLWAY: 9'4 / 5'2max x 2'5min:** Stairs to first floor, radiator and doors into;

**THROUGH LOUNGE/DINER: 25'2 / 9'5max x 8'1min:** A great size through living area with fire surround and fire, radiator, double glazed window to rear, dining area to front with further radiator and double glazed bay window to front.

**EXTENDED KITCHEN: 18'3max x 9'7min / 8'4max x 2'4min:** Extended fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed windows to rear, integrated oven with gas hob with extractor hood over, space for fridge freezer, tiling to splashback, extended utility area with space and plumbing for washing machine & tumble dryer and door out to rear.

**LANDING: 6'2 x 2'10:** Double glazed opaque window to side and doors into;

**BEDROOM ONE: 12'6(into bay) x 9'8min / 9'4max x 7'11min:** A good size double bedroom with double glazed bay window to front and radiator.

**BEDROOM TWO: 12'4(into bay) x 9'11min / 9'4max x 8'0min:** A further good size double bedroom with double glazed window to rear and radiator.

**BEDROOM THREE: 6'7 x 5'8:** A good sized third bedroom, double glazed window to front and radiator.

**BATHROOM: 6'10 x 5'4:** Modern family bathroom white suite with 'P' shaped bath and shower over, wash hand basin, close couple W.C., tiling to floor and walls, ladder style towel rail/radiator and double glazed opaque window to rear.

**REAR GARDEN:** A good size garden with patio area, long lawn with fencing to borders and communal rear access to far rear with potential to park a 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.

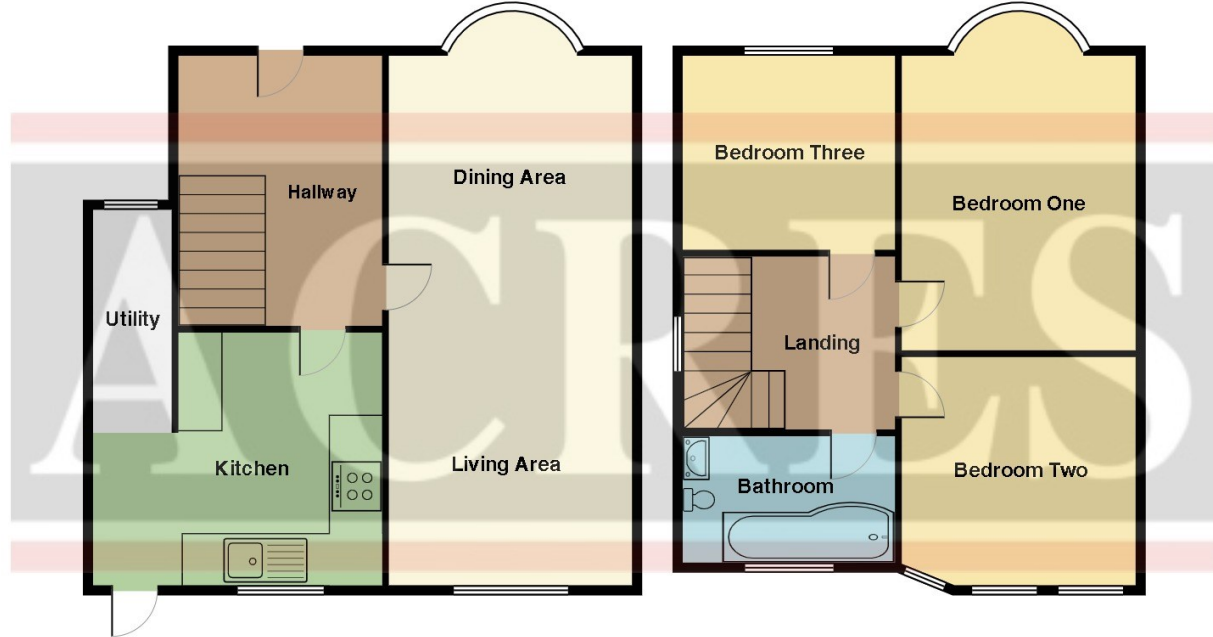


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.

**Wensleydale Road, Great Barr B42 1PT**



**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		86   B
69-80	C		
55-68	D	56   D	
39-54	E		
21-38	F		
1-20	G		

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