

ACRES

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

- * BEAUTIFUL SEMI DETACHED FAMILY HOME
- * THREE BEDROOMS
- * SPACIOUS LIVING ROOM
- * OPEN PLAN MODERN KITCHEN/DINER
- * MODERN FAMILY BATHROOM
- * OFF ROAD PARKING TO FRONT
- * LOW MAINTENANCE REAR GARDEN
- * FANTASTIC VIEWS AND PRIVACY TO REAR
- * IDEAL FIRST TIME BUY
- * PRIME LOCATION



223 Beacon Road, Great Barr, B43 7DB - Offers in excess of £280,000

Acres are delighted to offer for sale this extended corner plot semi-detached property ideally situated on the Pheasey Estate with one of a kind views to the rear along with attracting daily sunsets to front along with fantastic local schooling and public transport links. The interiors have been improved throughout by the current owner to a fantastic standard and benefit from double glazing and gas central heating (both where specified). The interiors include spacious hallway, generous stylish lounge and open plan modern kitchen / diner. To the first floor are three spacious bedrooms and a modern family bathroom. Outside is a fore garden with blocked paved driveway for off road parking. 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!

Accessed from the fore via large block paved driveway offering ample off road parking and door leading to;

PORCH:2'10 x 2'10 : Double glazed door to front and traditional wooden door into;

HALLWAY:6'1 max, 3'3 min x 10'6 : Stairs to first floor, storage cupboard space, radiator and doors into;

LIVING ROOM: 11'3 max, 10'1 min x 15'10 (bay) 13'2 min : A great size living area with fire surround and fire, radiator and double glazed bay window to front.

OPEN PLAN KITCHEN/DINER: 17'8 max, 5'11 min x 12'2 max, 7'8 min : Stunning open plan re-fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, gas hob with extractor hood over, tiling to splashback, space and plumbing for washing machine and tumble dryer, space for fridge freezer, radiator and open plan with dining space along with double glazed double doors to rear patio.

LANDING: 4'4 x 6'7 : Double glazed opaque window to side and doors into;

BEDROOM ONE: 9'6 max, 7'10 min x 11'6 : A great size double bedroom with double glazed window to front, storage cupboard and radiator.

BEDROOM TWO:9'6 max, 7'4 min x 9'7 : A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 7'11 x 8'5 max, 6'4 (wardrobe) A final spacious bedroom, having built in wardrobe system, double glazed window to front and radiator.

BATHROOM:8'10 x 6'7 : Spacious modern fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, close couple W.C., tiling to part 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 side space (With potential to extend STPP).

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.

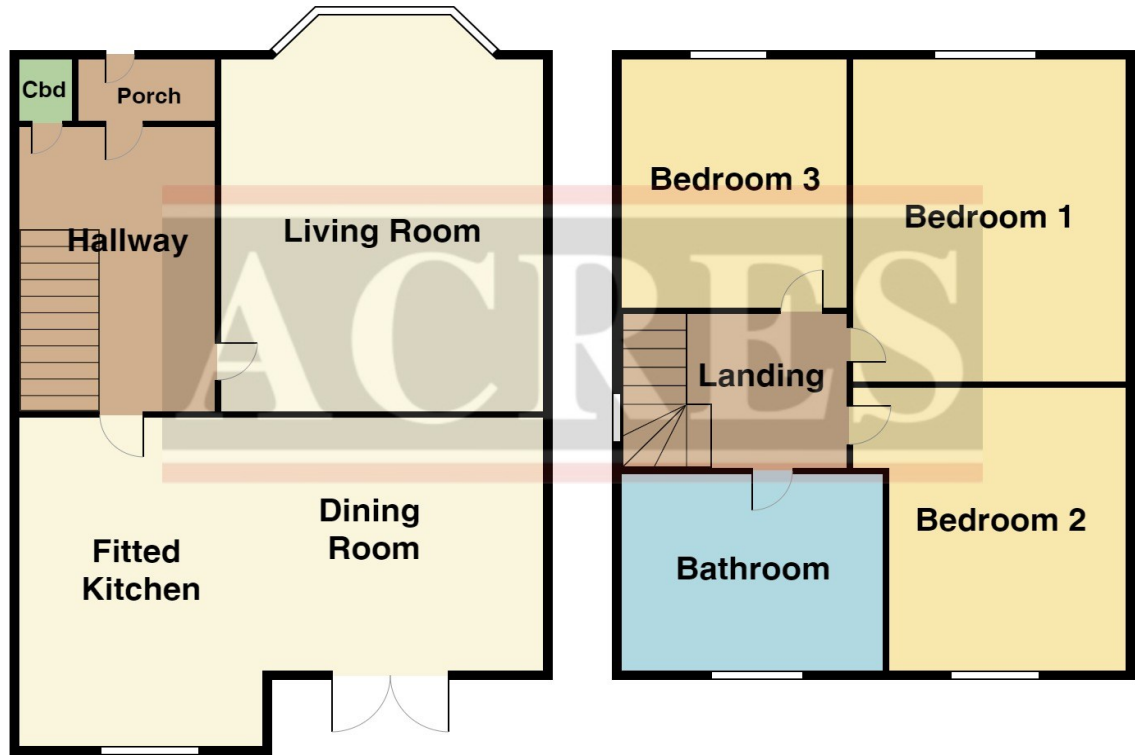


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.

BEACON ROAD



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	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.

BEACON ROAD