

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- \* SEMI DETACHED HOUSE
- \* THREE SPACIOUS BEDROOMS
- \* TWO LARGE RECEPTION ROOMS
- \* MODERN FITTED KITCHEN
- \* SEPARATE UTILITY/DINING SPACE
- \* DOWNSTAIRS GUEST W.C.
- \* MODERN FAMILY BATHROOM
- \* OFF ROAD PARKING TO FRONT & GARAGE
- \* SOUGHT AFTER LOCATION
- \* NO UPWARD CHAIN



522 Walsall Road, Perry Barr B42 1LR - Offers in the region of £335,000

It is a pleasure to offer for sale this superb traditionally styled property located in a prime location on the very popular Walsall Road with plenty of potential for extension (STPP). Benefiting from double glazing and gas central heating (both where specified). The interiors offer welcoming hallway with guest cloakroom off along two spacious reception rooms, modern re-fitted kitchen leading into separate utility room / dining room plus downstairs guest W.C. along with access into side garage. To the first floor are three excellent bedrooms and a modern family bathroom with separate W.C.. Outside is a fore garden offering parking space with access to garage front and to the rear is a well sized tiered garden with long lawn and patio area to fore and far rear. Viewing comes highly recommended to appreciate this fabulous family home and the potential that is on offer! NO UPWARD CHAIN!

Accessed via driveway allowing off road parking to front along with access to garage front and door into;

**HALLWAY: 14'5 / 6'9max x 3'11min:** A light and airy hallway with stairs to first floor, cupboard space, radiator and doors into;

**FRONT RECEPTION ROOM: 15'1 / 11'4max x 10'2min:** A great size living area with open fire place, radiator and double glazed bay window to front.

**REAR RECEPTION ROOM: 14'0(into bay) x 11'5min / 11'5max x 10'2min:** A further great size reception area with fire surround, radiator, double glazed windows and door leading out to rear.

**FITTED KITCHEN: 11'5 x 6'5:** Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, further double glazed window, space for cooker, tiling to splashback and door into;

**SEPARATE UTILITY ROOM: 14'6 x 8'5:** A great additional space for ones own use with electric points, space and plumbing for fridge freezer and washing machine and door into garage and;

**DOWNSTAIRS GUEST W.C.: 5'2 x 3'1:** Close couple W.C.

**LANDING: 10'5 x 3'3:** Double glazed opaque window to side and doors into;

**BEDROOM ONE: 15'2(into bay) x 11'7min / 11'5max x 10'2min:** A great size double bedroom with feature fire surround, double glazed bay window to front and radiator.

**BEDROOM TWO: 11'6 / 11'5max x 10'2min:** A further good size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

**BEDROOM THREE: 10'2 x 7'5:** A final good size bedroom with double glazed window to front, large storage cupboard and radiator.

**BATHROOM: 8'0 x 6'7:** Modern fitted suite with panelled bath and shower over, wash hand basin set into vanity unit, tiling to part walls, radiator and double glazed opaque window to rear.

**SEPARATE W.C.: 4'1 x 2'10:** Close couple W.C. and double glazed opaque window to side.

**REAR GARDEN:** A great size garden with patio area and steps leading to long lawn with fencing to borders.

**GARAGE: 15'1 x 8'6:** *(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:** D.

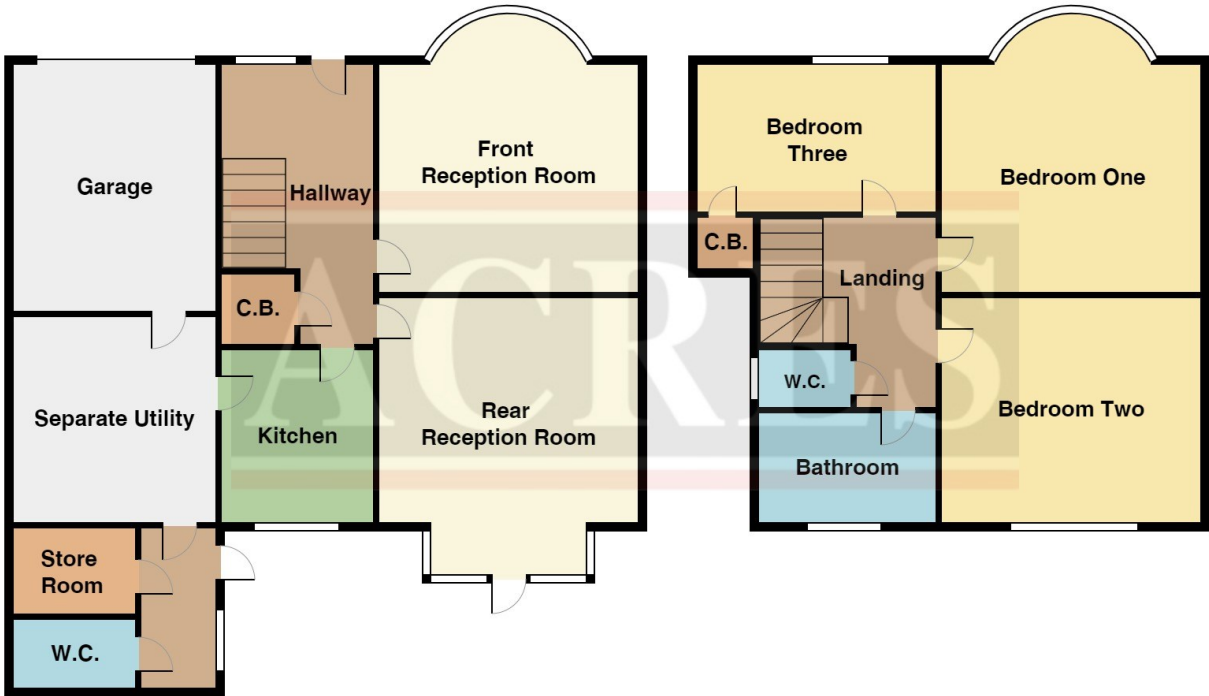


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 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.

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