

ACRES

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



- * EXTENDED SEMI DETACHED FAMILY HOME
- * FOUR BEDROOMS
- * TWO RECEPTION ROOMS
- * FITTED KITCHEN/DINER
- * SEPARATE UTILITY ROOM
- * DOWNSTAIRS GUEST W.C
- * SPACIOUS FAMILY BATHROOM
- * OFF ROAD PARKING & GARAGE
- * STUNNING REAR GARDEN
- * PRIME LOCATION



738 Walsall Road, Great Barr, B42 1EX - Offers in the region of £365,000

It is a pleasure to offer for sale this superb traditionally styled extended four bedroom 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, two spacious reception rooms with double doors creating open plan living, fitted kitchen / diner leading into separate utility room plus downstairs guest W.C. along with access into side garage. To the first floor are three excellent bedrooms and a fourth single bedroom along with 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 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 from the fore via driveway offering off road parking along with access to garage front and door leading into;

HALLWAY: 4'0 max, 3'4 min x 15'8 : A spacious light and airy hallway with large cloakroom, stairs to first floor, radiator and doors into;

FRONT RECEPTION ROOM: 11'1 x 15'9(bay) x 12'11 min : A great size living area, radiator, double glazed bay window to front and double doors into;

REAR RECEPTION ROOM: 11'10max, 10'8 min x 15'6 (bay) 12'10 min : Another great living space having fire surround and fire, radiator and double doors to rear garden.

FITTED KITCHEN: 8'1 x 12'11 : 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 dishwasher, intergrated fridge and cooker, radiator and door into;

SEPARATE UTILITY: 5'9 max, 4'2 min x 16'11 : Having base and eye level cupboards, worktops over, space for fridge freezer and space an plumbing for washing machine and tumble dryer along with door into;

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

LANDING: 9'10 max, 3'3 min x 10'11: A spacious landing space with access to loft and doors into;

BEDROOM ONE: 11'2 x 15'9 (bay) x 12'9 : A great size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 11'10 max, 10'1 (wardrobe) x 15'6 (bay) 12'9 min : A further good size double bedroom with built in wardrobe system, double glazed bay window to rear and radiator.

BEDROOM THREE: 7'10 max, 4'1 min x 17'1 max, 13'2 min : A further third double bedroom, double glazed window to front and radiator.

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

BATHROOM:8'0 x 6'0 : Fitted suite with corner panelled bath, shower over, wash hand basin, tiling to floor and walls, radiator and double glazed opaque window to rear.

SEPARATE WC: 2'8 x 4'7: Close coupled W.C and double glazed opaque window to side.

REAR GARDEN: A good size garden with paved patio area and lawn with fencing to borders along with further patio area to far rear.

GARAGE: Pull to garage door, ceiling light and power points. *(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.

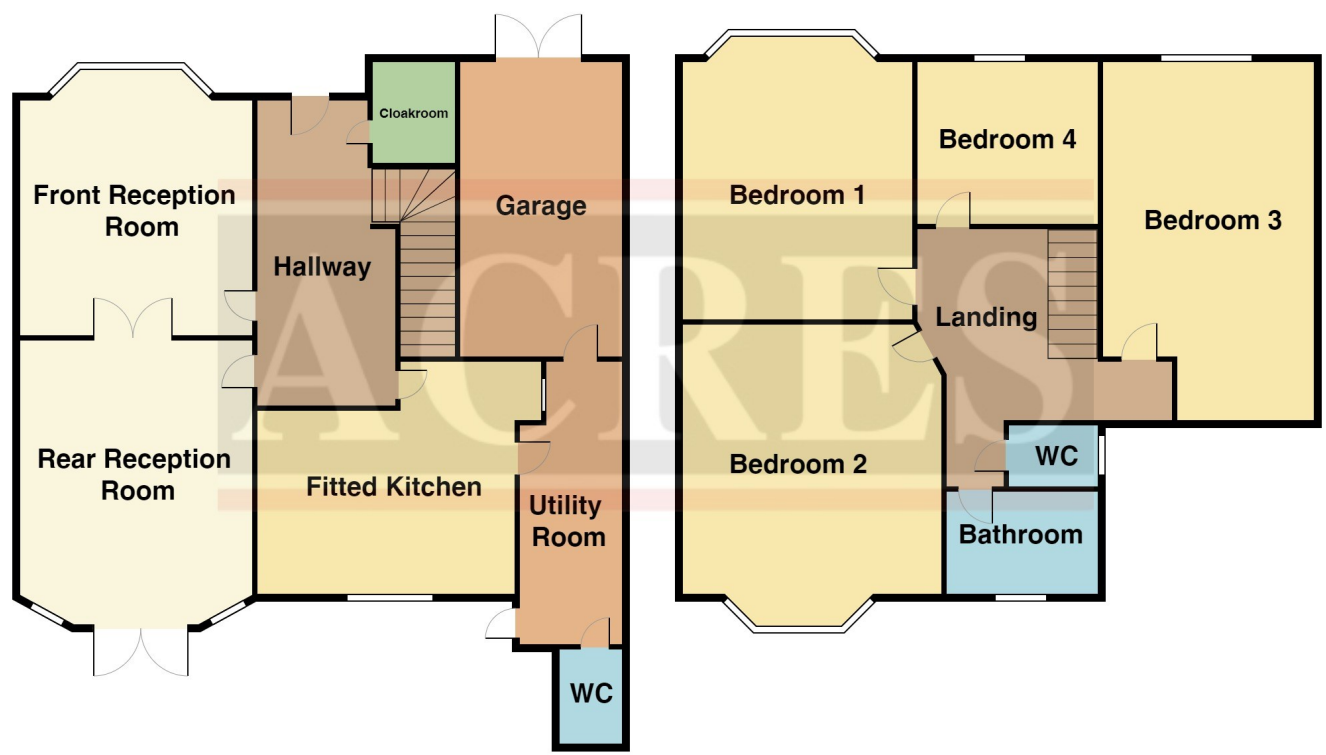


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.

WALSALL ROAD, GREAT BARR



EPC TO BE INSERTED HERE

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

WALSALL ROAD, GREAT BARR B42 1EX