

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * EXTENDED SEMI DEATCHED HOUSE
- * THREE BEDROOMS
- * THREE RECEPTION ROOMS
- * EXTENDED OPEN PLAN KITCHEN / DINER
- * SEPARATE UTILITY ROOM
- * MODERN FAMILY BATHROOM
- * DOWNSTAIRS SHOWER ROOM / GUEST W.C.
- * HIGH SPEC THROUGHOUT
- * SOUGHT AFTER LOCATION
- * OFF ROAD PARKING TO FRONT



71 Cliveden Avenue, Great Barr B42 1SW - Offers in excess of £325,000

Situated on a very popular residential road in a prime position is a very large extended and beautifully presented family home with spacious extended interiors to include large enclosed porch, spacious hallway, front reception room, further rear reception room leading into spacious extended open plan fitted kitchen / diner leading into separate utility wrapping around into downstairs guest shower room / W.C. and final third reception room. To the first floor are three excellent bedrooms and generous family bathroom with separate W.C. Outside is a fore garden offering multiple parking space and to the rear is an enclosed garden with patio and large lawn with single garage to far rear accessed via communal access. Viewing is essential to appreciate the space, quality and condition this property offers. Hurry before you're too late!

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

PORCH: 6'5max x 3'5min / 4'11: Double glazed windows and door with door into;

HALLWAY:12'6 / 5'5max x 2'8min: Stairs to first floor, radiator and doors into;

RECEPTION ROOM ONE: 14'6(into bay) x 11'11min / 9'10: A great size living area with radiator and double glazed bay window to front.

RECEPTION ROOM TWO: 12'4 x 9'10: A further great size reception room with radiator and double glazed doors into extended open plan kitchen/diner.

RECEPTION ROOM THREE:14'7max x 7'4min / 7'3max x 3'6min: A final reception room with radiator, double glazed window, door leading to out to front and further door into shower room and utility room.

EXTENDED OPEN PLAN KITCHEN/DINER: 19'8max x 8'4min / 19'2max x 8'8min: Stunning extended open plan fitted kitchen with drawer base and eye level units, granite work surfaces, radiator, Velux windows, sink and drainer under double glazed window to rear, integrated double oven, electric hob with extractor hood over, further integrated appliances to include, fridge freezer, dish washer, tumble dryer and washing machine, leading around to the dining area with further radiator and Bi-fold doors out to garden.

SEPARATE UTILITY: 16'2max x 7'0min / 4'8max x 2'5min: A great additional space for ones own use with doors into kitchen and out to rear.

DOWNSTAIRS SHOWER ROOM: 6'1 x 3'4: Shower cubicle, wash hand basin and close couple W.C.

LANDING: 11'5 / 4'3max x 2'6min: Double glazed opaque window to side and doors into;

BEDROOM ONE: 14'7(into bay) x 12'2min / 9'10: A great size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 12'5 / 10'10max x 8'4min: A further good size double bedroom with double glazed window to rear, built in storage cupboard and radiator.

BEDROOM THREE: 8'10 x 5'7: A final good sized bedroom, double glazed window to side, built in storage space and radiator.

BATHROOM:6'9 x 5'5: Fitted suite with Jacuzzi bath with shower over, wash hand basin set into vanity unit, tiling to floor and walls, ladder style towel rail/radiator and double glazed opaque window to front.

SEPARATE W.C.: 5'21 x 2'6: Close couple W.C. with double glazed opaque window to rear.

REAR GARDEN: A great size garden with paved patio area and long lawn with hedging to borders.

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.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



71 CLIVEDEN AVENUE, GREAT BARR B42 1SW

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

Current	Potential
67 D	86 B

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.