

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 HOUSE
- * THREE BEDROOMS
- * EXTENDED THROUGH LOUNGE / DINER
- * SPACIOUS CONSERVATORY
- * EXTENDED FITTED KITCHEN
- * DOWNSTAIRS WET ROOM
- * LARGE FAMILY BATHROOM
- * OFF ROAD PARKING TO FRONT
- * SOUGHT AFTER LOCATION
- * NO UPWARD CHAIN



107 Kinross Crescent, Great Barr B43 7PX - Offers in excess of £265,000

This is a beautifully presented extended semi property situated on a very popular residential road on The Park Farm housing development. The interiors benefit from double glazing and gas central heating (both where specified). The interiors are spacious throughout and include, enclosed porch, large welcoming hallway leading into wonderful open plan extended living / dining room feeding into spacious conservatory, extended fitted kitchen leading into downstairs wet room & guest W.C. and side passage leading into garden and driveway. To the first floor are two excellent double bedrooms and a single bedroom, there is also a large family shower room. To the front is off road parking for multiple cars. To the rear is a low maintenance garden with patio to fore with steps leading to garden. Ideal first time buy – hurry before you're too late! NO UPWARD CHAIN!

Accessed via block paved driveway allowing off road parking for multiple cars along with door leading into;

PORCH: 11'3 x 3'0: Double glazed windows and door with door into;

HALLWAY: 8'0 x 5'11: A large light and airy hallway, stairs to first floor, cupboard space, radiator and doors into;

LIVING ROOM: 15'8 x 12'2: A great size through living area with fire surround and fire, radiator feeding into;

DINING AREA: 11'7 x 10'7: A great further extended reception space with further radiator, door into kitchen and further double glazed doors into;

CONSERVATORY: 9'9 x 9'0: A great additional space with tiling to floor, two radiators, double glazed windows and door out to garden.

EXTENDED FITTED KITCHEN: 22'9 x 7'9: Extended fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed opaque window, space for Range style cooker, tiling to splashback, further space and plumbing for washing machine, dishwasher and fridge and door into;

DOWNSTAIRS WET ROOM: 12'9 x 6'4: Shower cubicle, tiling to walls, cupboard space, radiator, double glazed opaque bay window to front and door into;

DOWNSTAIRS GUEST W.C.: 4'3 x 2'5: Close couple W.C., sink with tiling to walls.

COVERED SIDE ACCESS: 34'4 x 2'0: Side access for ones own use with doors to front and rear.

LANDING: 5'10 x 2'8: Doors into;

BEDROOM ONE: 12'1max x 10'4(wardrobe) / 10'1: A great size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM TWO: 12'6 x 8'11: A further good size double bedroom with double glazed window to front and radiator.

BEDROOM THREE: 9'5 x 6'11: A final spacious bedroom, double glazed window to front and radiator.

BATHROOM: 8'3 x 6'9: Fitted suite with large walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C., tiling to walls, radiator and double glazed opaque window to rear.

STORE ROOM: 4'3 x 28: A great space used for storage purposes.

REAR GARDEN: A good size garden with paved patio area with steps leading to lawn with fencing 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.

VIEWING: Recommended via Acres on 0121 358 6222.

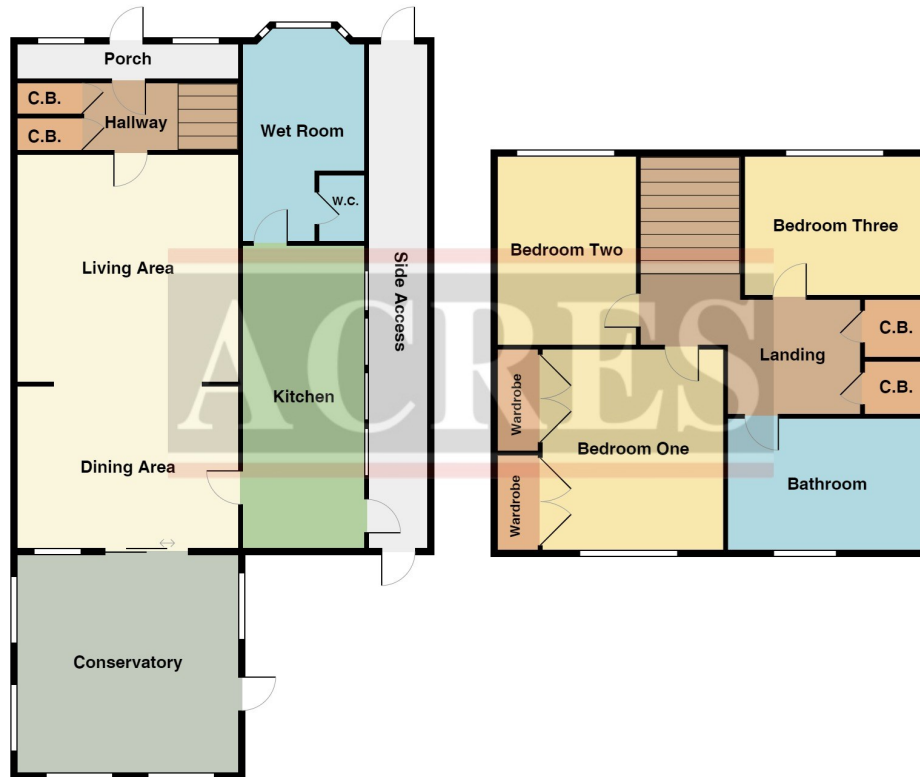


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.

Kinross Crescent, Great Barr, B43 7PX



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

107 KINROSS CRESCENT, GREAT BARR B43 7PX