

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * THREE STOREY TOWNHOUSE
- * THREE DOUBLE BEDROOMS
- * MODERN OPEN PLAN KITCHEN/DINER
- * SEPARATE UTILITY ROOM
- * MODERN FAMILY BATHROOM
- * SPACIOUS FIRST FLOOR LIVING ROOM
- * OFF ROAD PARKING & SINGLE GARAGE
- * LOW MAINTENANCE REAR GARDEN
- * PRIME LOCATION
- * NO UPWARD CHAIN



127 Horseshoe Crescent, Great Barr, B43 7DN – Price £270,000

Acres are pleased to offer for sale this high quality town house property set in a prime position on the popular Nether hall Estate that benefits from double glazing and gas central heating (both where specified). The interiors spread across three floors include entrance hall, fitted kitchen open plan with dining & living space and guest downstairs W.C. / separate utility room. To the first floor is a further spacious living room or potential fourth bedroom, third bedroom and main family bathroom. To the second floor are two further bedrooms, master bedroom with en suite shower room. Outside is a fore garden along with side large driveway leading to garage front, to the rear is a generous garden with patio to fore and lawn with fantastic privacy and access to garage. The interiors really open up inside so an early viewing is essential to appreciate the size on offer! NO UPWARD CHAIN!

Accessed via fore garden with pathway leading to front door along with driveway to side allowing off road parking and access to single garage front.

HALLWAY: 7'9 max, 4'10 min 8'2 : A lovely light and airy hallway, stairs to first floor, radiator and doors into;

OPEN PLAN KITCHEN/DINER: 14'3 max, 11'2 min x 21'7: Modern open plan fitted kitchen / diner with drawer base and eye level units, work surfaces, sink and drainer, integrated oven, gas hob with extractor hood over, tiling to splashback, radiator and double glazed double doors to rear.

SEPARATE UTILITY/DOWNSTAIRS GUEST W.C: Close coupled W.C and wash hand basin set into vanity unit, along with space for washing machine.

LANDING: 2'9 x 3'2 A stunning light and airy landing, doors into;

LIVING ROOM: 14'3 x 13'10 max, 11'2 min : A great size living area with double glazed Juliet balcony doors and radiator.

BEDROOM THREE: 7'11 x 9'3 : A spacious double bedroom, double glazed window to front and radiator.

BATHROOM: 5'6 x 6'0: Fitted suite with panelled bath, shower over, wash hand basin, close couple W.C., tiling to floor and walls and radiator.

SECOND FLOOR LANDING: Doors into;

BEDROOM ONE: 14'3 max, 6'11 min x 13'10, 7'4 : A great size double bedroom with double glazed door to rear, built in wardrobes, radiator and door into;

ENSUITE: 4'1 X 7'3 : Having walk in shower cubicle, close coupled W.C, wash hand basin, radiator and tiling to floor and walls.

BEDROOM TWO: 14'3 max, 11'1 min x 9'2 : A further good size double bedroom with double glazed window to front and radiator.

REAR GARDEN: A good size garden with paved patio area and lawn with fencing to borders, wrapping around with further lawn area and pathway leading to single garage.

GARAGE: *(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.

VIEWING: Recommended via Acres on 0121 358 6222.

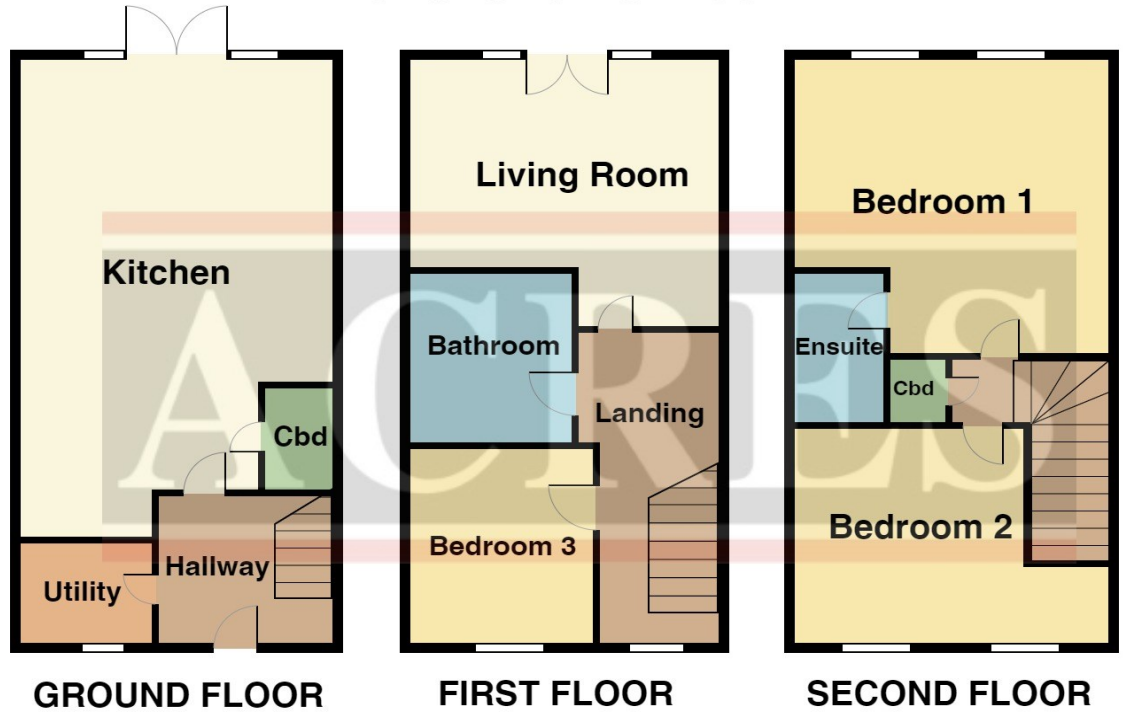


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.

HORSESHOE CRESCENT



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 C	
55-68	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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