

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * EXTENDED SEMI DETACHED FAMILY HOME
- * FOUR DOUBLE BEDROOMS
- * TWO RECEPTION ROOMS
- * SPACIOUS CONSERVATORY
- * FITTED KITCHEN
- * SEPARATE UTILITY ROOM & GUEST WC
- * LARGE FAMILY BATHROOM
- * OFF ROAD PARKING TO FRONT AND GARAGE
- * PRIME SOUGHT AFTER LOCATION
- * IDEAL FAMILY HOME



329 Birmingham Road, Great Barr, B43 7AP - Offers in excess of £375,000

It is a pleasure to offer for sale this superb traditionally styled four bedroom semi-detached property that offers plenty of potential internally along with externally by way of extension (STPP) set in an extremely sought after location Birmingham Road. Benefiting from double glazing and gas central heating (both where specified) The interiors offer, enclosed porch, large welcoming hallway, large living room to front with further reception room to rear currently used as dining room feeding into conservatory and spacious fitted kitchen leading into utility area with guest downstairs W.C. & access into side garage. To the first floor are four excellent bedrooms and family bathroom. Outside is a fore garden offering parking space and access to garage front and to the rear is a large garden with long lawn and patio area. Viewing comes highly recommended to appreciate this fabulous family home and all it has to offer! HURRY BEFORE YOU'RE TOO LATE!

Accessed from the fore via driveway offering ample off road parking for multiple cars along with access to garage front and door leading into;

PORCH: 6'6 x 1'9 :Double glazed windows and door with door into;

HALLWAY: 6'11 x 11'9 : Stairs to first floor, cupboard space, radiator and doors into;

LIVING ROOM: 17'7 x 11'0 : A great size living area with fire surround and fire, radiator and double glazed bay window to front.

DINING ROOM: 10'5 x 7'5 : A spacious dining space with radiator and double glazed sliding doors into;

CONSERVATORY: 9'8 x 9'0 : A great additional living space having double glazed double doors to side.

KITCHEN: 10'5 x 10'5 : 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 washing machine, radiator along with door leading into;

SEPARATE UTILITY ROOM: 11'1 x 6'1 max, 3'1 min: A great additional space with space and plumbing for washing machine, door to rear along with door into garage and;

DOWNSTAIRS GUEST W.C.: 5'6 x 2'7: Close couple W.C. & wash hand basin along with double glazed opaque window to rear.

LANDING: A light and airy landing with access to loft and doors into;

BEDROOM ONE: 14'3 (bay) x 11'0 : A great size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 10'6 x 10'1 : A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 14'2 x 6'6 : A further double bedroom, double glazed window to front and rear and radiator.

BATHROOM FOUR: 7'11 x 6'11: A final great sized bedroom, double glazed window to front and radiator.

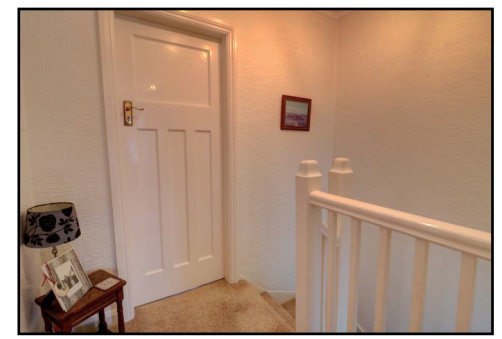
BATHROOM: 8'6 x 7'4 : Fitted suite with panelled bath, wash hand basin set into vanity unit, close couple W.C., tiling to walls, radiator and double glazed opaque window to rear.

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

GARAGE: 14'10 x 6'9 : *(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.



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.

Birmingham Road, Great Barr, Birmingham, B43 7AP



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | 69 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.

BIRMINGHAM ROAD