

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- \* EXTENDED SEMI DETACHED HOUSE
- \* THREE BEDROOMS
- \* EXTENDED THROUGH LOUNGE/DINER
- \* EXTENDED FITTED KITCHEN
- \* FAMILY BATHROOM
- \* DOWNSTAIRS GUEST WC
- \* OFF ROAD PARKING TO FRONT
- \* REAR DOUBLE GARAGE
- \* LOW MAINTENANCE REAR GARDEN
- \* PRIME LOCATION



200 Sandringham Road, Birmingham, B42 1PG - Offers in the region of £275,000

Acres are honoured to offer for sale this extended semi-detached family home located in a superb location just off Rocky Lane this superb extended traditional styled property is beautifully presented throughout and offers fantastic internal space! Benefiting from double glazing and gas central heating (both where specified). The interiors include enclosed porch, light and airy entrance hall, leading into extended through lounge / diner, extended fitted kitchen with a comprehensive range of units and downstairs guest W.C.. To the first floor are three bedrooms and a family bathroom. Outside is a fore garden with brick blocked off road parking space and to the rear is a wonderful low maintenance garden having a patio leading to a fabulous lawn and to the far rear is a double garage with communal rear access! Viewing is essential to appreciate this incredible family home. Hurry before you're too late!

Accessed from the fore via driveway offering off road parking for multiple cars along with door leading into;

**PORCH: 5'11 x 3'7 :** Double glazed windows and door with door into;

**HALLWAY: 5'4 x 9'11 :** A spacious light and airy hallway stairs to first floor, cupboard space, radiator and doors into;

**DOWNSTAIRS GUEST W.C : 2'9 x 5'4 :** Having close coupled W.C and wash hand basin.

**LOUNGE/DINER: 29'5 (bay) x 9'11:** A great size extended through living / dining area with fire surround and fire, radiator, double glazed bay window to front and double glazed double doors to rear leading onto decked patio.

**KITCHEN: 14'6 x 8'5 :** Extended fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, five ring gas hob with extractor hood over, tiling to splashback, integrated washing machine and dishwasher, wine cooler and radiator.

**LANDING: 5'8 x 6'3 :** Double glazed opaque window to side and doors into;

**BEDROOM ONE: 11'7 (bay) x 9'7 :** A great size double bedroom with double glazed bay window to front and radiator.

**BEDROOM TWO: 11'11 (into bay) x 9'11 :** A further good size double bedroom with double glazed bay window to rear and radiator.

**BEDROOM THREE: 6'0 x 5'9 :** A final good sized bedroom, double glazed window to front and radiator.

**BATHROOM: 5'2 x 5'11 :** Fitted suite with panelled bath and shower over, wash hand basin, close couple W.C., tiling to walls, radiator and double glazed opaque window to rear.

**REAR GARDEN:** A good size garden with decked patio area to fore and lawn with fencing to borders along with leading too;

**DOUBLE REAR GARAGE:** A fantastic sized double garage with up and over door along with 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:** 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.

### Sandringham Road, Perry Barr, B42 1PG



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 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.

## SANDRINGHAM ROAD