

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- \* MID TERRACED FAMILY HOME
- \* REFURBISHED TO A HIGH STANDARD THROUGHOUT
- \* MODERN OPEN PLAN KITCHEN/DINER
- \* MODERN REFITTED FAMILY BATHROOM
- \* SPACIOUS LIVING ROOM
- \* THREE BEDROOMS
- \* OFF ROAD PARKING TO FRONT
- \* FANTASTIC SIZED REAR GARDEN
- \* HIGH SPEC THROUGHOUT
- \* NO UPWARD CHAIN
- \* IDEAL FIRST TIME BUY



142 Thornbridge Avenue, Great Barr, B42 2AE - Offers in excess of £225,000

Acres are delighted to offer for sale this lovely refurbished mid terraced family home that benefits from double glazing and gas central heating (both where specified). The interiors are finished to a fantastic high standard and include light and airy hallway, very well presented living room, modern re-fitted open plan kitchen / diner with door onto patio / rear garden. To the first floor is a landing with access into loft plus two double bedrooms along with a third single bedroom and modern re-fitted bathroom with white suite. To the front of the property is off road parking and to the rear is a patio to fore leading to large lawn, to the far rear of the garden is a single garage with communal rear access. Looking to just move in and live happily ever after! **IDEAL FOR FIRST TIME BUYERS OR INVESTORS – NO UPWARD CHAIN!**

Accessed from the fore via brick blocked driveway offering ample off road parking and door leading to;

**HALLWAY: 5'5 MAX, 2'8 MIN X 12'0 :** A light and airy hallway, stairs to first floor, radiator and doors into;

**LIVING ROOM: 9'10 max, 8'7 min x 14'9 :**A great size living area with fire surround and fire, radiator and double glazed bay window to front.

**OPEN PLAN KITCHEN/DINER: 15'7 x 14'9 :** Modern newly re-fitted fitted kitchen / diner with drawer base and eye level units, work surfaces, sink and drainer, double glazed window to rear, integrated oven, gas hob with extractor hood over, tiling to splashback, breakfast bar space and plumbing for washing machine and radiator.

**LANDING: 6'0 max, 2'9 min x 5'10 :** Access to loft and doors into;

**BEDROOM ONE: 11'4 max, 9'4 min x 12'1 :** A great size double bedroom with double glazed window to front and radiator.

**BEDROOM TWO: 11'4 x 9'11 :** A further good size double bedroom with double glazed window to rear and radiator.

**BEDROOM THREE: 6'9 max, 3'6 min x 9'0 max, 4'11:** A final good sized bedroom, double glazed window to front and radiator.

**BATHROOM: 5'11 x 6'10 :**Modern newly re-fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, close couple W.C., tiling to walls, chrome ladder style radiator and double glazed opaque window to rear.

**REAR GARDEN:** A fantastic size garden with paved patio area and lawn with fencing to borders along with single garage to far rear with communal rear access.

**REAR GARAGE:** Electric up and over garage door along with further door to rear and double glazed window. *(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:** B.

**VIEWING:** Recommended via Acres on 0121 358 6222.

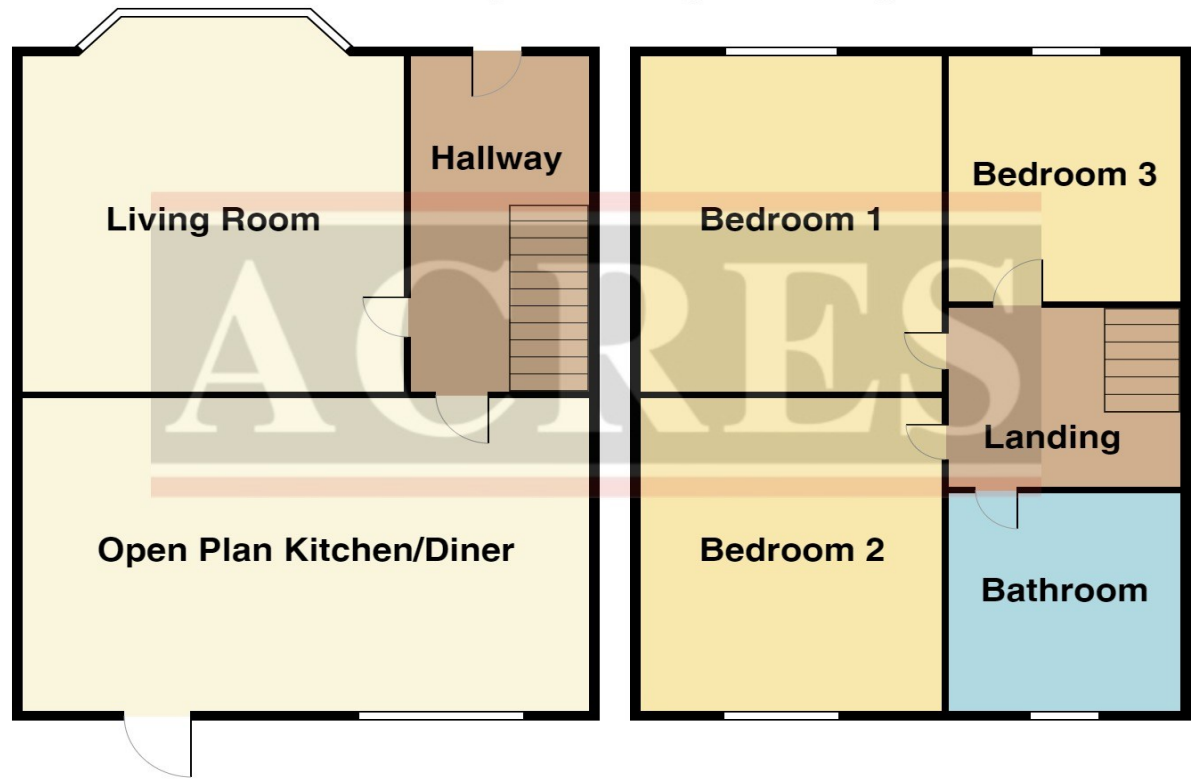


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.

### THORNBRIDGE AVENUE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 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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