

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- \* SEMI DETACHED FAMILY HOME
- \* THREE BEDROOMS
- \* SPACIOUS LIVING ROOM
- \* OPEN PLAN KITCHEN/DINER
- \* SEPARATE UTILITY ROOM
- \* SPACIOUS CONSERVATORY
- \* MODERN SHOWER ROOM
- \* LOW MAINTENANCE GARDENS
- \* PRIME LOCATION
- \* IDEAL FIRST TIME BUY



10 Oundle Road, Birmingham, B44 8EL - Offers in excess of £200,000

A delightful example of an high quality three bed semi detached family home set in an enviable position of Great Barr, close to excellent commuter links. Educational opportunities are plentiful and can be accessed on foot, having a host of daily shopping amenities also available within a stones throw. Complimented by fitted gas central heating and fitted PVC double glazing (both where specified). The property has been tastefully decorated and comprises: enclosed porch, entrance hall leading into a spacious lounge feeding into beautifully fitted kitchen / diner with separate utility and door into spacious conservatory! To the first floor are three bedrooms and a fitted family shower room. To the front offers a fore garden with steps leading to porch door and to the rear is a spacious patio to fore leading to low maintenance lawn and shed storage to far rear. Hurry before you're too late! IDEAL FIRST TIME BUY!

Accessed from the fore via low maintenance garden along with steps leading to;

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

**HALLWAY: 4'7 max, 2'8 min x 5'3** : Stairs to first floor, radiator and doors into;

**LIVING ROOM: 12'0 x 12'9 (bay)** : A great size living area with fire surround and fire, radiator, double glazed bay window to front and door into;

**OPEN PLAN KITCHEN/DINER: 15'1 x 10'11**: Open plan fitted kitchen / diner 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, dining space with double glazed sliding doors leading to conservatory along with further door leading into;

**SEPARATE UTILITY SPACE: 5'3 x 13'1** : Having space and plumbing for washing machine, tumble dryer and double glazed doors to front and rear.

**CONSERVATORY: 7'10 x 8'10** : A fantastic additional space, double glazed windows and double glazed double doors to rear and tiled flooring.

**LANDING: 5'11 max, 3'1 min x 6'8** : Double glazed opaque window to side and doors into;

**BEDROOM ONE: 8'10 x 13'1** : A great size double bedroom with double glazed window to front and radiator.

**BEDROOM TWO: 8'10 x 10'11** : A further good size double bedroom with double glazed window to rear and radiator.

**BEDROOM THREE: 5'10 x 6'11** : A final good sized bedroom, double glazed window to front and radiator.

**SHOWER ROOM: 5'10 x 7'10** : Walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C., tiling to floor and 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.

**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.



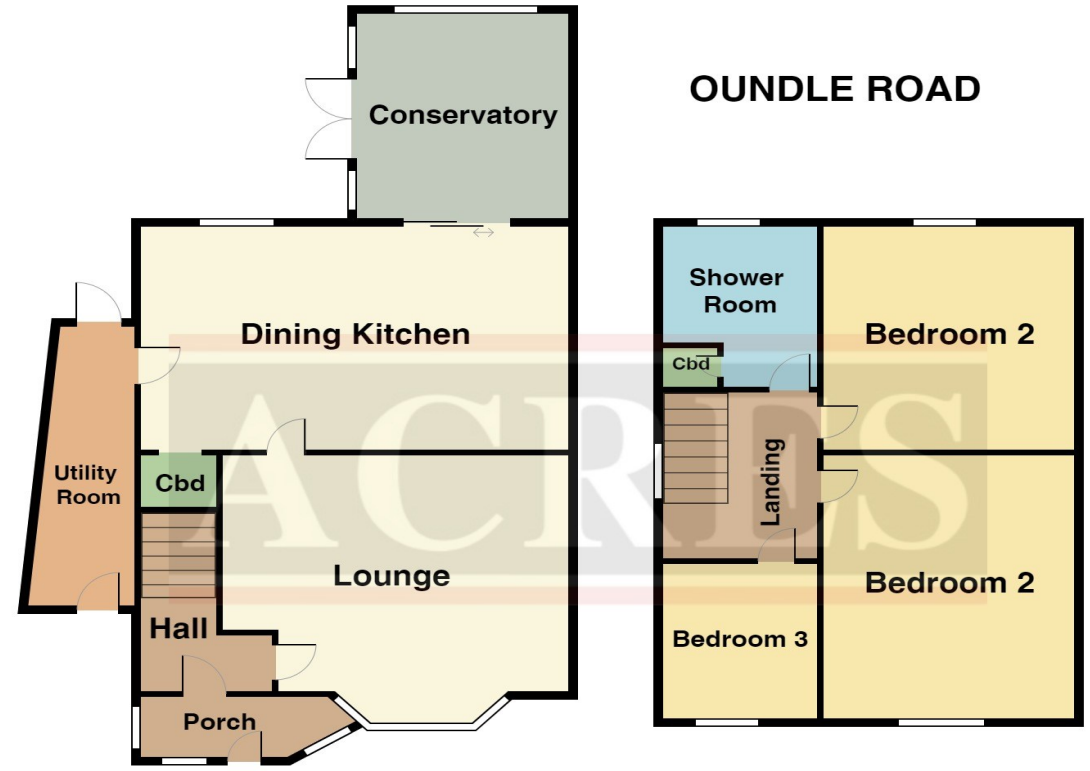


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





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.



Oundle Road

Energy rating	Current	Potential
A		
B		86 B
C		
D	65 D	
E		
F		
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.

Oundle Road