

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
☎ 0121 358 6222 ✉ greatbarr@acres.co.uk @ www.acres.co.uk

- * EXTENDED SEMI DETACHED HOUSE
- * FIVE BEDROOMS
- * EXTENDED OPEN PLAN KITCHEN/DINER
- * SEPARATE UTILITY ROOM
- * DOWNSTAIRS GUEST WC
- * MODERN FAMILY BATHROOM & ENSUITE
- * SHOWER ROOM
- * LOW MAINTENANCE REAR GARDEN
- * LARGE DRIVEWAY TO FRONT
- * HIGH SPEC THROUGHOUT
- * PRIME LOCATION



127 Whitecrest, Great Barr, B43 6ES - Offers in excess of £465,000

Beautifully situated on the very popular Whitecrest off Newton Road, is this superb extended five bedroom family home benefitting from double glazing and gas central heating (both where specified). The interiors include enclosed porch, spacious entrance hall, through lounge with double doors leading into extended dining area open plan with stunning modern fitted kitchen / diner, separate utility and downstairs guest W.C.. To the first floor are three excellent double bedrooms (Master with en suite shower room) and a single bedroom along with modern family bathroom. To the second floor offers a final fifth bedroom which is tremendous in size along with additional storage/ potential office room. Outside is a fore large driveway for parking and access to garage / store front. To the rear is a low maintenance garden with patio to fore leading to an artificial lawn with a brick wall surrounding along with gate giving access to front. If you are looking for a lovely location and fabulous property to move into and live happily ever after look no further! HURRY BEFORE YOU'RE TOO LATE!

Accessed from the fore via large brick blocked driveway offering ample off road parking along with steps leading to;

PORCH: Double glazed PVC door to front along with double glazed window to side with further traditional wooden door leading into;

HALLWAY: 6'2 max, 3'2 min x 11'2 : Stairs to first floor, cupboard space, radiator and doors into;

THROUGH LIVING ROOM: 13'0 max, 10'10 min x 18'10 max, 11'1 min : A great size through living area with built in fire, radiator, double glazed window to front and double doors into;

EXTENDED OPEN PLAN KITCHEN/DINER: 29'10 max, 25'1 min x 16'8 max, 11'6 min : Stunning extended modern open plan fitted kitchen / diner with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated double oven and microwave, hotplate and five ring gas hob with extractor hood over, integrated dishwasher and fridge, tiling to splashback, radiator and double glazed bi-fold doors to rear patio.

SEPARATE UTILITY ROOM: 10'6 x 5'1 : Space and plumbing for washing machine, tumble dryer and fridge freezer and wall mounted central heating boiler.

DOWNSTAIRS GUEST W.C.: Close coupled WC and wash hand basin.

LANDING: 12'2 x 7'3 : A spacious landing with doors into;

BEDROOM ONE: 11'1 x 16'7 max, 10'11 min : A great size double bedroom with double glazed window to front and radiator, built in wardrobe system, leading to;

ENSUITE: 11'0 x 5'5 : Walk in shower cubicle, close coupled WC, wash hand basin, radiator and double glazed window to front.

BEDROOM TWO: 10'10 x 11'9 ; A further good size double bedroom with double glazed window to front and radiator.

BEDROOM THREE: 10'10 X 10'1 : A further double bedroom, double glazed window to rear and radiator.

BEDROOM FOUR: 8'5 x 8'1 max, 6'1 min : A spacious single bedroom, double glazed window to front and radiator.

BATHROOM: 8'4 x 5'4 : Modern fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, close couple W.C., tiling to walls, Karndean flooring, chrome ladder style radiator and double glazed opaque window to rear.

SECOND FLOOR LANDING: 5'3 x 2'3 : Double glazed Velux window to front and doors into;

BEDROOM FIVE: 17'9 max, 12'2 min x 13'5 max, 6'0 min : A fantastic double bedroom, two double glazed windows rear and radiator.

OFFICE/STORAGE: 6'11 x 10'1: Double glazed Velux window to front and radiator.

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

GARAGE/STORE ROOM: 11'4 x 11'8 : *(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.

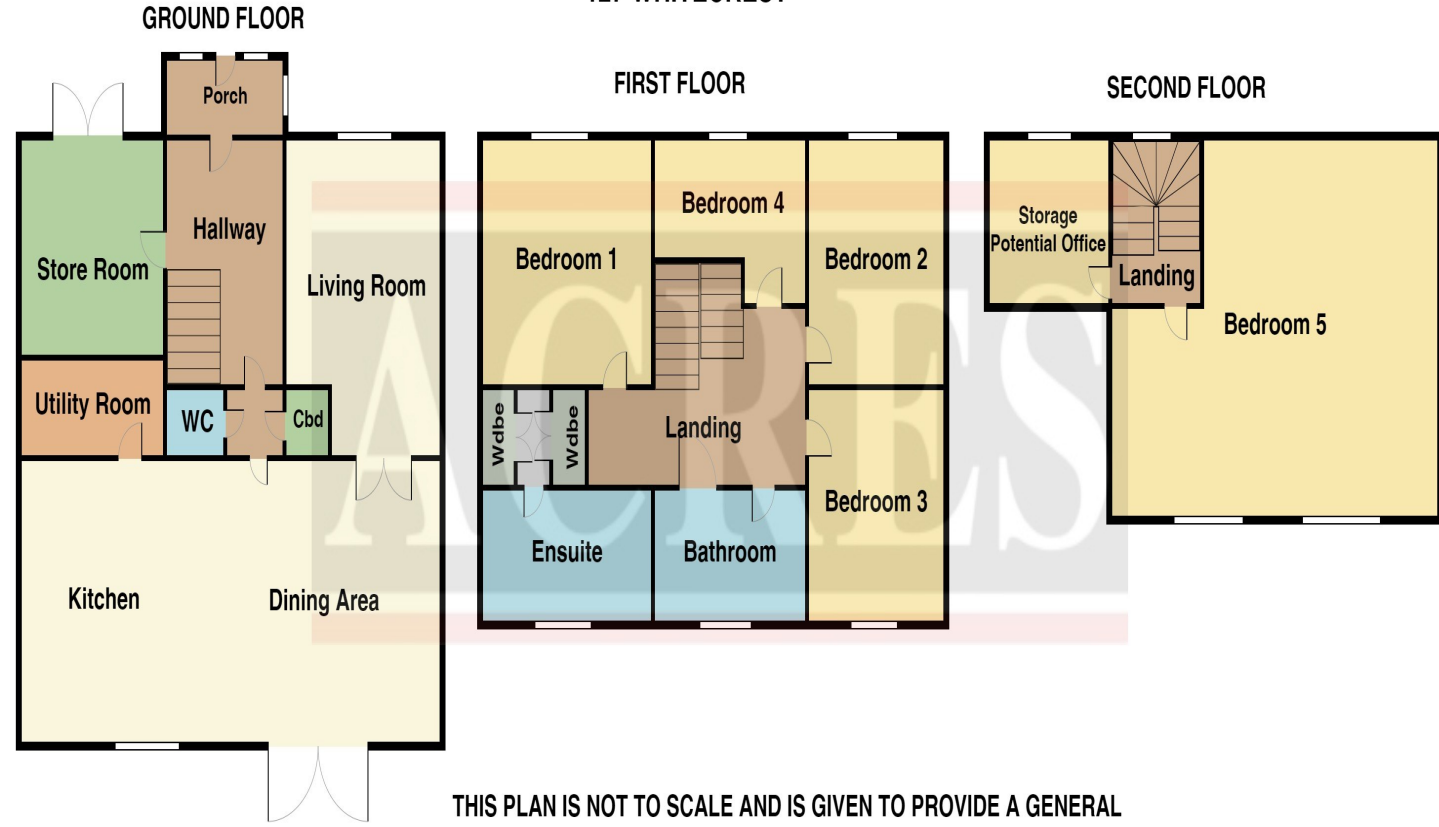


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.

127 WHITECREST



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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