

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * SEMI DETACHED FAMILY HOME
- * THREE BEDROOMS
- * TWO RECEPTION ROOMS
- * FITTED KITCHEN
- * FAMILY BATHROOM
- * OFF ROAD PARKING TO FRONT
- * LOW MAINTENANCE REAR GARDEN
- * POTENTIAL TO EXTEND (STPP)
- * IDEAL FIRST TIME BUY
- * NO UPWARD CHAIN



39 Woodfort Road, Great Barr, B43 5QN - Offers in excess of £250,000

Acres are pleased to offer for sale this wonderful semi-detached property on a very desirable road that is ideally located close to amenities and local schooling. Benefiting from double glazing and gas central heating. The interiors include large enclosed porch leading into spacious hallway with door into well presented spacious through family lounge leading into separate dining room & fitted kitchen with a comprehensive range of units opening into side passageway. To the first floor are three great sized bedrooms and a family bathroom. The property offers plenty of potential in every aspect! Outside is a driveway offering off-road parking. To the rear is a beautiful well manicured garden with patio area to fore and lawn with shed to far rear. Hurry before you're too late! NO UPWARD CHAIN!

Accessed via driveway allowing off road parking for multiple cars along with door leading into;

PORCH: 2'3 x 11'8 : Double glazed windows and door with door into;

HALLWAY: 5'11 x 12'3 : Stairs to first floor, cupboard space, radiator and doors into;

DINING ROOM: 6'8 x 14'6 : Having radiator and double glazed window to front along with open plan access into fitted kitchen.

LIVING ROOM: 16'1 x 14'9 : A great size living area with fire surround and fire, radiator, double glazed double doors to rear.

KITCHEN: 6'11 x 10'1 : Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, space for freestanding cooker, tiling to splashback, space and plumbing for washing machine and radiator.

SIDE PASSAGEWAY: Access to front and rear.

LANDING: Access to loft and doors into;

BEDROOM ONE: 12'5 x 9'7 : A great size double bedroom with double glazed window to front and radiator.

BEDROOM TWO: 9'7 x 12'4 : A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 8'10 x 7'0 : A final good sized bedroom, double glazed window to front and radiator.

BATHROOM: 6'11 x 7'2 : Fitted suite with panelled bath, separate shower cubicle, wash hand basin, tiling to walls, radiator and double glazed opaque window to rear.

SEPARATE WC: Close coupled WC and double glazed window to side.

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.

Woodfort Road, Great Barr, Birmingham, B43 5QN



EPC TO BE INSERTED HERE

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

WOODFORT ROAD, GREAT BARR B43 5QN