

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * SEMI DETACHED FAMILY HOME
- * THREE BEDROOMS
- * SPACIOUS THROUGH LOUNGE/DINER
- * FITTED KITCHEN
- * FAMILY BATHROOM
- * LARGE REAR GARDEN
- * POTENTIAL TO EXTEND (STPP)
- * IDEAL INVESTMENT OR FIRST TIME BUY
- * PRIME LOCATION
- * NO UPWARD CHAIN



51 Calshot Road, Great Barr B42 2BS - Offers Over £150,000

Acres are pleased to offer this family home ideal for investment for first time buy and offers excellent accommodation and is located in this popular residential area. Being close to local schooling for all age groups, the property briefly comprises; reception hall, through living / dining room and fitted kitchen. To the first floor are three spacious bedrooms and family bathroom. To the front of the property is a fore garden and to the rear a great sized rear garden with patio area leading to large lawn and to the far rear is a single garage with great communal access. Benefiting from gas central heating and double glazing (both where specified). Viewing is highly recommended to appreciate the accommodation, size and potential on offer! NO UPWARD CHAIN!

Accessed via pathway and lawn to front along with door into;

HALLWAY: 9'10 / 5'2max x 2'4min: Stairs to first floor, radiator and doors into;

THROUGH LOUNGE / DINER: 24'10(into bay) / 9'7max x 8'2min: A great size living/dining area with fire surround and fire, radiator, double glazed bay window to front and double glazed window and door leading out to rear.

FITTED KITCHEN: 9'1 x 5'2: Fitted kitchen with drawer base and eye level unit, work surfaces, sink and drainer under double glazed window to rear, space for cooker, fridge freezer and doors into side passage.

LANDING:6'2 x 2'9: Double glazed opaque window to side and doors into;

BEDROOM ONE: 12'3(into bay) / 9'5max x 8'2min: A great size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 12'0(into bsy) / 9'5max x 8'1(wardrobe): A further good size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM THREE: 6'8 x 5'6: Double glazed window to front and radiator.

BATHROOM: 6'5max 4'6min /5'6: Fitted suite with panelled bath, wash hand basin, close couple W.C., tiling to part walls and double glazed opaque window to rear.

REAR GARDEN: A good size garden with patio area and steps leading to long 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.

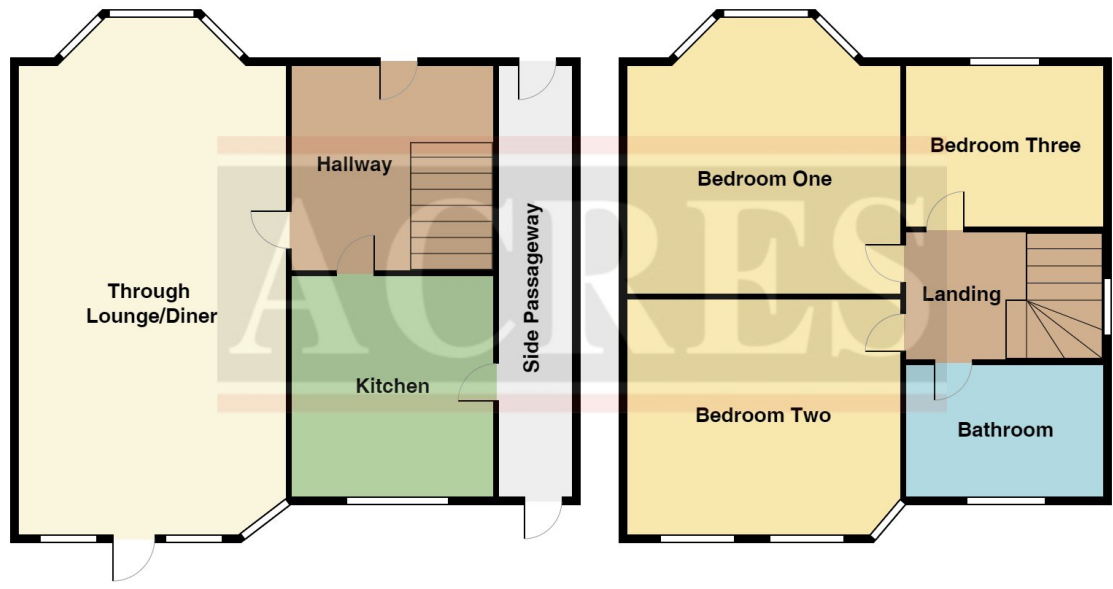


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.

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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.

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