

ACRES

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

- * END OF TERRACED HOUSE
- * TWO DOUBLE BEDROOMS
- * SPACIOUS THROUGH LOUNGE DINER
- * OPEN PLAN FITTED KITCHEN
- * MODERN FAMILY BATHROOM
- * OFF ROAD PARKING TO FRONT
- * LARGE REAR GARDEN
- * POTENTIAL TO EXTEND (STPP)
- * PRIME LOCATION
- * IDEAL FIRST TIME BUY



53 Cramlington Road, Great Barr, B42 2EE - Offers in the region of £195,000

Acres are honoured to offer for sale this very well presented end of terrace, two double bedroom property with fantastic access to public transport and local schooling. Benefiting from double glazing and gas central heating (both where specified). The interiors include, entrance hall, lovely family lounge open plan with dining space and modern fitted kitchen with door onto beautiful patio area. To the first floor are two double bedrooms and a modern family bathroom with white suite. Outside is a driveway to fore offering off road parking for multiple cars & to the rear is a well-manicured garden with patio to fore, lawns and fenced borders. This property offers great modern living accommodation, fantastic open plan living and needs to be viewed to appreciate the standard throughout! **HURRY BEFORE YOU'RE TOO LATE – IDEAL FIRST TIME BUY!**

Accessed from the fore via brick blocked driveway offering off road parking, leading to double glazed entrance door giving access into;

HALLWAY: 3.0 x 4'2 : Stairs to first floor, radiator and door into;

THROUGH LOUNGE/DINER: 11'11max, 10'9 min x 25'9 : A great size through living / dining area with radiator, double glazed bay window to front and double glazed window and door to rear along with being open plan too;

FITTED KITCHEN: 7'4 x 11'3 : Modern fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under, integrated oven, electric hob with extractor hood over, tiling to splashback, space and plumbing for washing machine, fridge freezer and radiator.

LANDING: 2'6 x 6'0 : Double glazed window to side and doors into;

BEDROOM ONE: 11'9 max, 11'1 min x 10'11 : A great size double bedroom with built in wardrobe system, double glazed window to front and radiator.

BEDROOM TWO: 8'11 x 8'2 max, 10'11 : A further good size double bedroom with double glazed window to rear and radiator.

BATHROOM: 5'9 x 7'11 max, 6'5 min : Fitted suite with panelled bath, shower over, wash hand basin, close couple W.C., tiling to walls, radiator and double glazed opaque window to rear.

REAR GARDEN: A good size garden with paved patio area to fore and lawn with fencing to borders along with further garden space too far rear.

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.

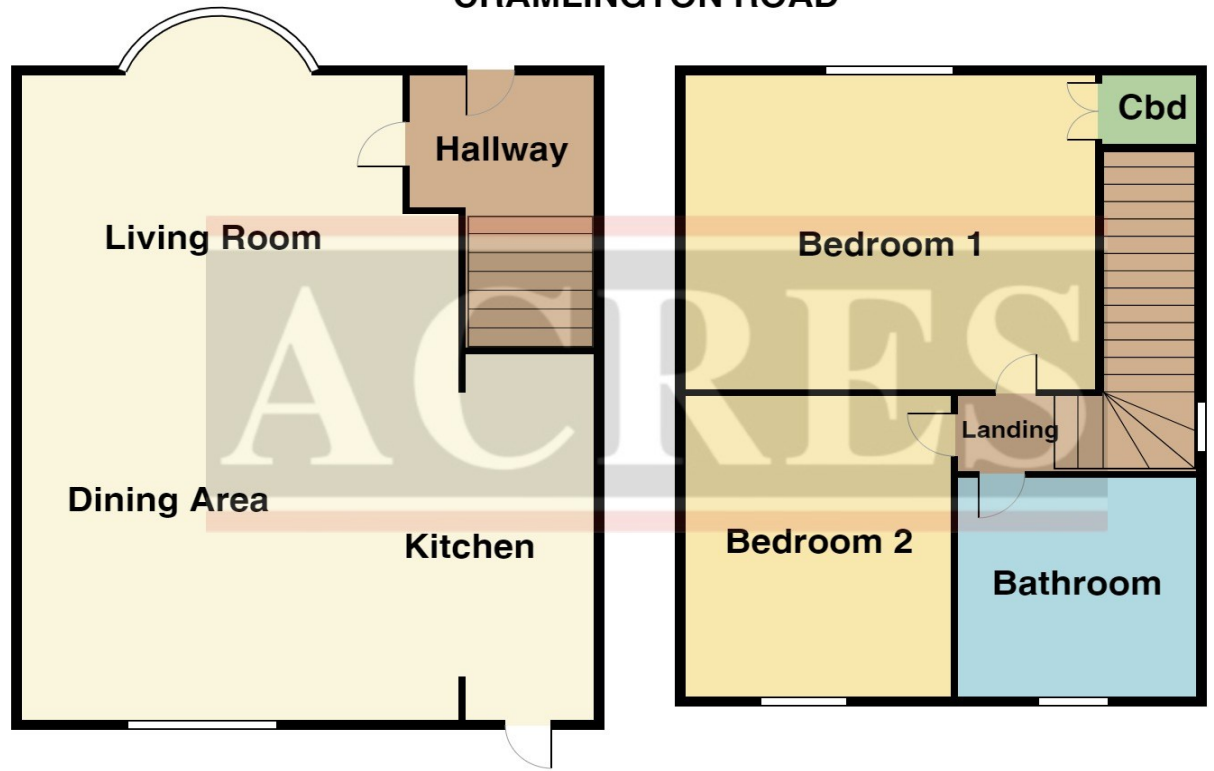


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.

CRAMLINGTON ROAD



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

CRAMLINGTON ROAD

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		