

ACRES

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- MID TERRACED FAMILY HOME
- THREE BEDROOMS
- SPACIOUS THROUGH LOUNGE / DINER
- FITTED KITCHEN
- FAMILY BATHROOM
- RECENTLY REDECORATED AND CARPETED
- LARGE REAR GARDEN
- IDEAL FIRST TIME BUY
- PRIME LOCATION
- NO UPWARD CHAIN



CRAMLINGTON ROAD, GREAT BARR, B42 2EF - OFFERS IN EXCESS OF £190,000

Acres are pleased to offer this mid terrace property with scope to drop your furniture and live happily ever after! Benefiting fantastic access to public transport and local schooling. Benefiting from double glazing and gas central heating (both where specified). The interiors include, enclosed porch, entrance hall, spacious through family lounge open plan with dining space and door into fitted kitchen. To the first floor are two double bedrooms and third single bedroom and a family bathroom with cream suite. Outside is a fore garden allowing off road parking & large garden to rear with communal rear access. **HURRY BEFORE YOU'RE TOO LATE – IDEAL FIRST TIME BUY – NO UPWARD CHAIN!**

PORCH: 4'1 x 2'4: Double glazed windows and door with door into;

HALLWAY: 2'7 x 5'7: Stairs to first floor, cupboard space, radiator and doors into;

THROUGH LOUNGE/DINER: 11'8 max, 10'1 min x 24'8 (bay): A great size through living / dining area with double glazed bay window to front and radiator along with door into;

FITTED KITCHEN: 4'4 x 11'4: Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer, space for freestanding cooker, wall mounted central heating boiler, tiling to splashback, space and plumbing for washing machine, radiator and double glazed window and door to rear.

LANDING: 2'7 x 7'6: Access to loft and doors into;

BEDROOM ONE: 9'1 max, 8'3 min x 11'1: A great size double bedroom with double glazed window to rear and radiator.

BEDROOM TWO: 9'1 max, 8'3 min x 11'1: A further good size double bedroom with double glazed window to front and radiator.

BEDROOM THREE: 9'2 x 10'5 max, 6'7 min: A final spacious bedroom with built in wardrobe, double glazed window to front and radiator.

BATHROOM: 5'5 x 8'4: Fitted suite with panelled bath and separate shower unit, 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 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: A.

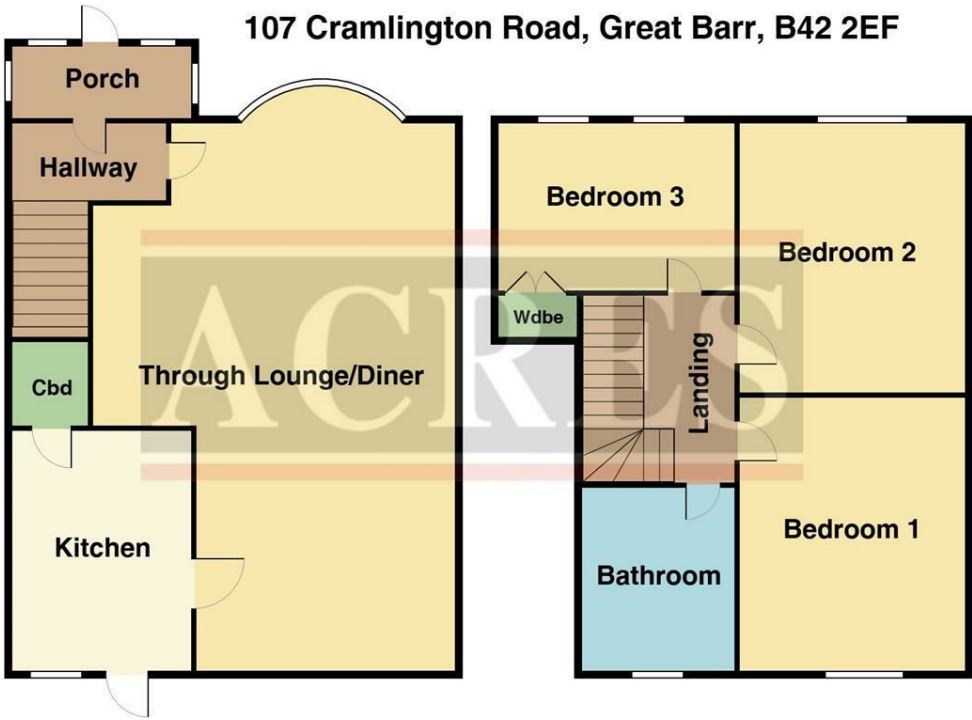
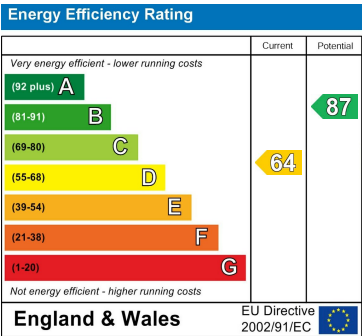
VIEWING: Recommended via Acres on 0121 358 6222.



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VIEWING: Highly recommended via Acres on 0121 358 6222



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

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.