

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- DETACHED FAMILY HOME
- THREE SPACIOUS BEDROOMS
- SPACIOUS THROUGH LIVING ROOM
- LARGE CONSERVATORY
- ADDITIONAL SITTING ROOM / OFFICE
- FITTED KITCHEN
- MODERN FAMILY BATHROOM
- BRAND NEW BOILER SYSTEM (5 YEARS WARRENTY)
- LARGE DRIVEWAY TO FRONT
- WELL MANICURED REAR GARDEN



**STONEHURST ROAD, GREAT BARR, B43 7RL - OFFERS IN THE REGION OF  
£200 000**

Set on the ever-popular Park Farm Estate in Great Barr, this well-presented three-bedroom detached home is ideally located close to fantastic local schooling, excellent public transport links, and an array of nearby shops. The property offers a large driveway to the front, leading to a spacious entrance porch providing useful cloakroom storage. Inside, a generous through-living room flows seamlessly into a bright and airy conservatory, while the fitted kitchen, separate study and additional reception room provide versatile family living space. Upstairs, there are three well-proportioned bedrooms, along with a family bathroom and separate WC. To the rear, the property boasts a beautifully maintained garden, featuring a patio, a neatly kept lawn, and an additional seating area to the far end – perfect for relaxation and outdoor entertaining. **HURRY BEFORE YOU'RE TOO LATE!**

Accessed from the fore via beautifully presented large driveway offering ample off road parking, leading to double glazed entrance door, into;

**PORCH:** 10'4 x 3'8: A spacious entrance porch with double glazed windows, cloakroom storage cupboard and internal door into;

**THROUGH LOUNGE:** 13'1 x 23'7: A superbly presented living area with fire surround and fire, radiator, stairs to first floor, double glazed window to front and double glazed double sliding doors into;

**CONSERVATORY:** 9'6 x 12'2: A fantastic additional living space with double glazed windows, tiling to floor and double glazed double doors to rear garden.

**FITTED KITCHEN:** 6'7 x 13'9: A fitted kitchen with a range of modern drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, electric hob with extractor hood over, tiling to splashback, space and plumbing for washing machine and dishwasher, space for fridge freezer, radiator and door into;

**STUDY/ADDITIONAL SITTING ROOM:** 6'7 x 13'10: A good size additional reception room having double glazed window to front.

**LANDING:** 2'8 x 5'4: Spacious landing with doors into;

**BEDROOM ONE:** 11'6 (wardrobe) x 9'10: A great size double bedroom with built in wardrobe system, double glazed window to front and radiator.

**BEDROOM TWO:** 9'10 x 13'1: A further good size double bedroom with double glazed window to rear and radiator.

**BEDROOM THREE:** 9'10 x 10'2: A final spacious bedroom having double glazed window to front and radiator.

**BATHROOM:** 6'7 x 6'7: A modern fitted suite with modern bath, shower mixer tap over, wash hand basin, walk in shower cubicle, tiling to walls, radiator and double glazed opaque window to rear.

**SEPARATE W.C:** Fitted with close couple W.C and double glazed window to side.

**REAR GARDEN:** A good size garden with paved patio area and lawn with an abundance of mature plants, shrubs and trees and 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:** C

**VIEWING:** Recommended via Acres on 0121 358 6222.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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**COUNCIL TAX BAND :** C                      **COUNCIL :** Walsall

**VIEWING:** Highly recommended via Acres on 0121 358 6222

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**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.