



- EXTENDED SEMI DETACHED FAMILY HOME
- FOUR BEDROOMS
- SPACIOUS THROUGH LOUNGE / DINER
- EXTENDED FITTED KITCHEN
- SPACIOUS CONSERVATORY
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- LARGE DOUBLE GARAGE TO REAR
- PRIVATE CUL-DE-SAC LOCATION
- IDEAL FIRST TIME BUY



HESTON AVENUE, GREAT BARR, B42 2NT - OFFERS OVER £285,000

A beautifully presented four-bedroom semi-detached family home ideally situated in a quiet cul-de-sac in the heart of Great Barr, offering fantastic access to local public transport links, highly regarded schools, and a variety of nearby shops and amenities. The property benefits from a spacious driveway to the front leading into a welcoming entrance hallway. The ground floor comprises a bright and airy lounge and dining area perfect for family living, extended modern fitted kitchen leading into conservatory along with a convenient downstairs WC and shower room. To the first floor are three well-proportioned bedrooms and a stylish modern family bathroom along with staircase to second floor with a fourth master double bedroom. Externally, the property enjoys a private, low-maintenance rear garden with patio area ideal for outdoor dining and relaxation and a spacious rear garage allowing further off road parking. This superb home combines modern comfort with a prime location, making it an excellent choice for families seeking space, convenience, and a peaceful setting in Great Barr. HURRY BEFORE YOU'RE TOO LATE!

Accessed from the fore via deep fore driveway offering off road parking, leading to double glazed entrance door into;

PORCH: 7'7 x 1'9: Double glazed windows and internal door into;

HALLWAY: 5'3 max, 2'8 min x 10'4: A spacious light and airy hallway with stairs to first floor, radiator and door into;

THROUGH LOUNGE/DINER: 9'4 x 26'7 (bay): A great size through living / dining area with radiator, two double glazed windows to front, dining area and having double glazed double doors to rear.

EXTENDED FITTED KITCHEN: 9'8 x 13'4 max, 12'9 min: A extended 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, gas hob with extractor hood over, tiling to splashback, space and plumbing for washing machine and dishwasher, wall mounted central heating boiler, radiator and double glazed door to rear leading into;

CONSERVATORY: 9'1 x 7'6: A great additional living space with double glazed windows and double glazed door to rear.

DOWNSTAIRS SHOWER ROOM: 3'4 x 6'4: Fitted with walk in shower cubicle, close couple W.C, wash hand basin and tiling to floor and walls.

LANDING: 7'3 max, 2'8 min x 5'8: Double glazed opaque window to side and doors into;

BEDROOM TWO: 9'4 max, 8'2 min x 13'8: A good size double bedroom with two double glazed windows to rear and radiator.

BEDROOM THREE: 7'9 max, 5'1 min x 9'8 max, 8'2 min: A further spacious bedroom with double glazed window to front and radiator.

BEDROOM FOUR: 7'10 x 6'4: A fourth bedroom having double glazed window to front and radiator.

BATHROOM: 5'3 x 6'9: A modern fitted suite with panelled bath, shower over, wash hand basin, close couple W.C., tiling to floor and walls, chrome ladder style radiator and double glazed opaque window to rear.

SECOND FLOOR LANDING: Stairs leading to;

BEDROOM ONE: 9'9 max, 8'2 (wardrobe) x 13'9 max, 7'5 min: A great size double bedroom with built in wardrobe system, double glazed window to front and rear and radiator.

REAR GARDEN: A good size garden with paved patio area and lawn with fencing to borders along with garage to far rear accessed via communal rear access.

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

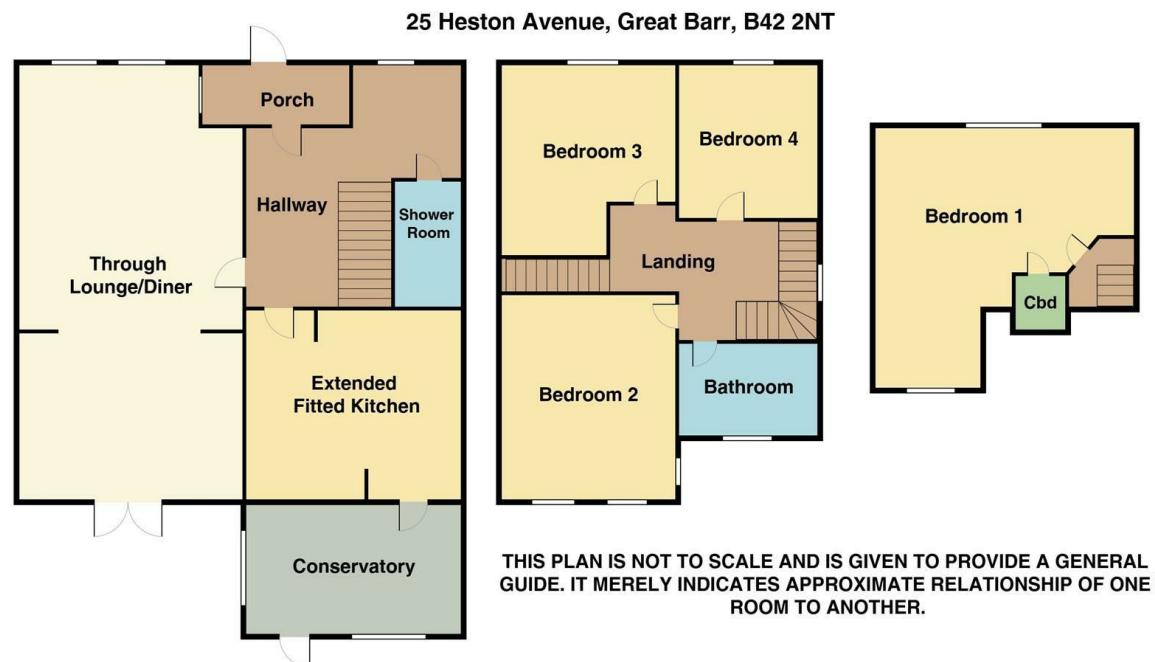
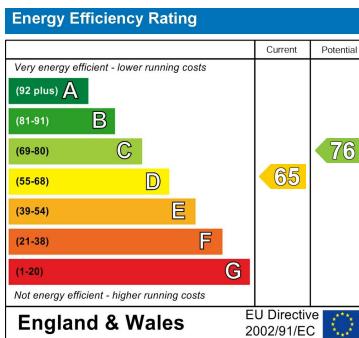


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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased 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.