

# ACRES

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- EXTENDED SEMI DETACHED FAMILY HOME
- THREE SPACIOUS BEDROOMS
- LARGE THROUGH LOUNGE / DINER
- ADDITIONAL CONSERVATORY AREA
- EXTENDED FITTED KITCHEN
- DOWNSTAIRS GUEST W.C.
- FITTED FAMILY SHOWER ROOM
- LARGE DRIVEWAY TO FRONT AND SIDE GARAGE
- HUGE POTENTIAL FOR EXTENTION TO REAR AND SIDE (STPP)
- SOUGHT AFTER LOCATION



**GROVE VALE AVENUE, GREAT BARR, B43 6DB - OFFERS AROUND £380,000**

Introducing this well-presented three-bedroom semi-detached family home, set on the ever-popular Grove Vale Avenue just off Newton Road, within the desirable Pear Tree Estate area. Ideally positioned for excellent local amenities, transport links, and sought-after schooling, this property offers generous living space and superb potential. To the front, the home features a large driveway providing off-road parking for multiple vehicles, along with access to a side garage. The main entrance opens into a spacious porch area and continues into a light and airy hallway that sets the tone for the accommodation ahead. The ground floor boasts a spacious through living and dining room, offering a versatile layout ideal for family life and entertaining. Patio doors lead into a large conservatory, adding valuable additional living space. An extended fitted kitchen and downstairs guest W.C. completes the ground floor. To the first floor, the property offers two well-proportioned double bedrooms and a generous third single bedroom (all with built in wardrobes), along with a contemporary family shower room. The rear garden is designed for low maintenance, featuring a combination of block paving, lawn, and well-established planted shrub areas—perfect for outdoor relaxation and enjoyment. Overall, this fantastic home combines space, practicality, and a sought-after location, making it an excellent opportunity for families and first-time buyers alike. **HURRY BEFORE YOU'RE TOO LATE!**

Accessed from the fore via large driveway offering ample off road parking for multiple cars along with access to side garage front and leading to double glazed entrance door, into;

**PORCH:** 5'7 x 3'9: Having double glazed windows and internal door into;

**HALLWAY:** 5'7 max, 2'7 min x 13'7: A light and airy entrance with stairs to first floor, radiator and doors into;

**THROUGH LOUNGE/DINER:** 9'9 max, 8'8 min x 27'4 (bay): A great size through living / dining area with fire surround and fire, radiator, double glazed bay window to front and double glazed double sliding doors into;

**CONSERVATORY:** 8'6 x 11'6: A great additional living space with double glazed windows and double glazed double doors to rear.

**EXTENDED FITTED KITCHEN:** 13'8 x 11'3 max, 6'9 min: A spacious extended fitted kitchen with a range of 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, space for fridge freezer and radiator.

**GUEST W.C.:** 2'5 x 5'1: Fitted with close couple W.C and wash hand basin.

**LANDING:** 2'3 x 7'5: Double glazed opaque window to side and doors into;

**BEDROOM ONE:** 9'8 max, 7'9 (wardrobe) x 15'1 (bay): A great size double bedroom with built in wardrobe system, double glazed bay window to front and radiator.

**BEDROOM TWO:** 9'8 max, 7'9 (wardrobe) x 11'3: A further good size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

**BEDROOM THREE:** 7'4 x 7'9: A final bedroom with double glazed window to rear, built in wardrobe and desk space along with a radiator.

**BATHROOM:** 5'7 x 7'7: A fitted suite with walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C., tiling to walls, chrome ladder style radiator and double glazed opaque window to front.

**REAR GARDEN:** A good size garden with paved patio area and lawn with mature plants, shrubs and trees along with fencing to borders.

**GARAGE:** 7'4 x 14'9: Pull to garage door to front, ceiling light and power points. (Please check the suitability of this garage for your own vehicle)



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

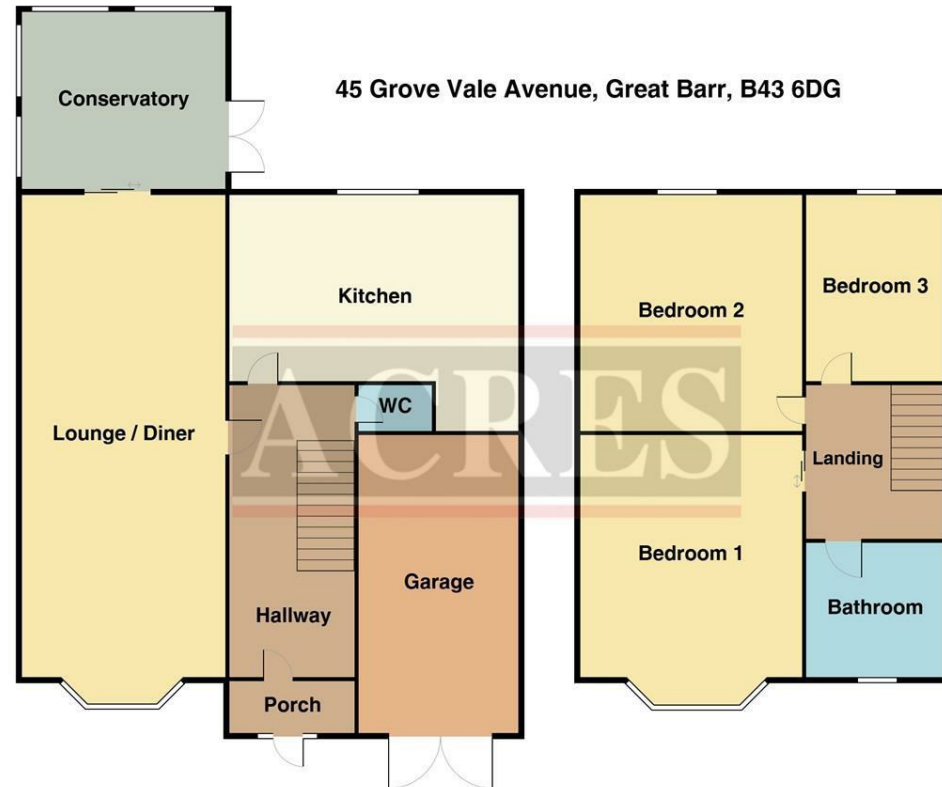


**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND :** D                      **COUNCIL :** Sandwell

**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>		
(55-68) <b>D</b>	70	77
(39-54) <b>E</b>		
(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.