

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- EXTENDED SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- SPACIOUS THROUGH LIVING / DINING ROOM
- EXTENDED OPEN PLAN KITCHEN
- ADDITIONAL SITTING ROOM / POTENTIAL FOURTH BEDROOM
- GROUND FLOOR SHOWER ROOM
- ADDITIONAL GROUND FLOOR GUEST W.C.
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- LOW MAINTIANCE REAR GARDEN



HILLCREST AVENUE, GREAT BARR, B43 6LX - OFFERS OVER £385,000

This spacious, well-presented and extended semi-detached family home is set in the heart of Great Barr, tucked away in a quiet cul-de-sac location with excellent access to motorway links, local shops and fantastic local schooling. The property benefits from a spacious, deep driveway providing ample off-road parking, leading to a large enclosed porch and welcoming hallway. The ground floor offers a bright and spacious through living and dining room, along with a versatile study / playroom or potential fourth bedroom, complete with an en-suite shower room. There is also an extended open-plan kitchen and diner, together with a convenient downstairs guest W.C. To the first floor, a spacious landing provides access to two generous double bedrooms, a good-sized third bedroom and a modern family bathroom. Externally, the property benefits from a low-maintenance rear garden with a patio area leading onto a lawn. Offering excellent living space throughout, this fantastic family home is ideally suited to first-time buyers and growing families alike. **HURRY BEFORE YOU'RE TOO LATE!**

Accessed from the fore via brick block driveway offering off road parking with lawn area, leading to double glazed entrance door, into;

PORCH: 6'1 x 3'3: Double glazed entrance door with further door into;

HALLWAY: 17'2 / 6'3max x 3'5min: A light and airy entrance with stairs to first floor, radiator and doors into;

THROUGH LOUNGE/DINER: 27'7 x 10'9: A great size through living and dining space with radiator and double glazed bay window to front leading to further space with radiator and double glazed doors out to rear.

EXTENDED FITTED KITCHEN: 14'6max x 13'6min: A extended open plan fitted kitchen / diner 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, integrated fridge freezer, space and plumbing for washing machine, tumble dryer and dishwasher, radiator and double glazed door out to rear.

SITTING ROOM/STUDY: 10'7 X 6'7: Accessed from the hallway, a great additional space with radiator, double glazed window to front and door into;

DOWNSTAIRS SHOWER ROOM: 6'7 X 3'1 A modern newly fitted suite with shower cubicle, close couple W.C. and wash hand basin.

GUEST W.C.: Close couple W.C. and wash hand basin with tiling to floor and part walls.

LANDING: 7'5 x 3'6: Double glazed opaque window to side and doors into;

BEDROOM ONE:15'8(into bay) x 10'2: A great size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO:13'1 x 10'2: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 8'1 x 4'9: A final single bedroom with built in wardrobe system, double glazed window to front and radiator.

BATHROOM: 8'2 x 6'9: A modern fitted suite with panelled bath, shower cubicle, wash hand basin set into vanity unit, close couple W.C, tiling to floor and walls, radiator and double glazed opaque window to rear.

REAR GARDEN: A good size garden with artificial grassed patio area leading to lawn with fencing to borders.



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 : C COUNCIL: Sandwell

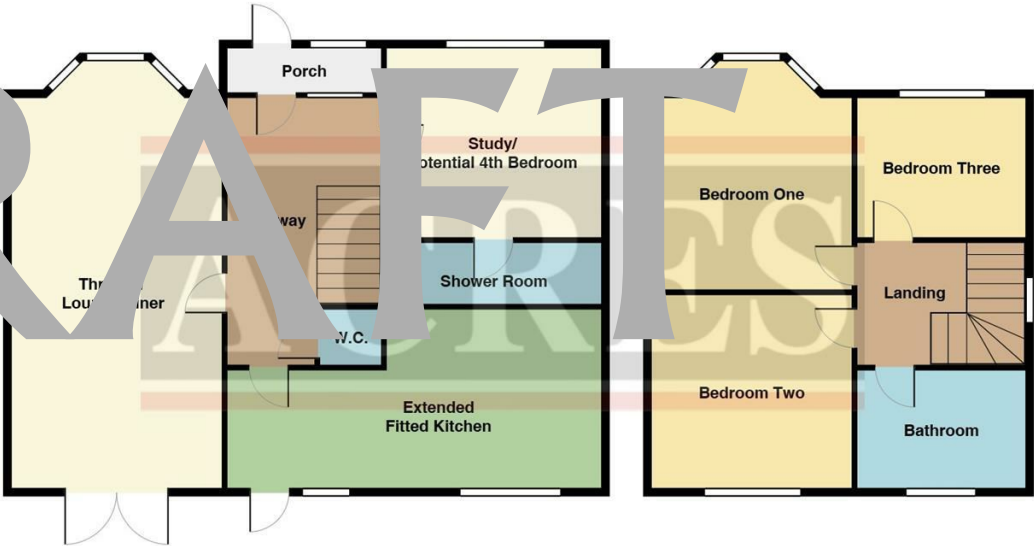
VIEWING: Highly recommended via Acres on 0121 358 6222

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



DRAFT

Hillcrest Avenue, Great Barr, Birmingham, B43 6LX



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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.

