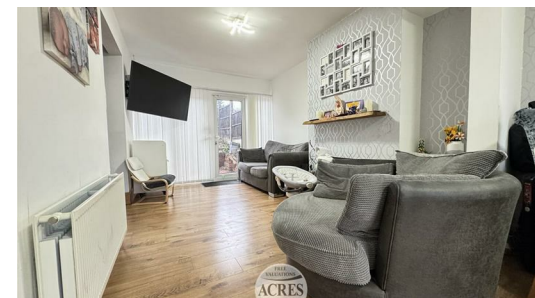


ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
☎ 0121 358 6222 ✉ greatbarr@acres.co.uk @ www.acres.co.uk



- SEMI DETACHED FAMILY HOME
- THREE SPACIOUS BEDROOMS
- OPEN PLAN THROUGH LOUNGE / DINER
- MODERN FITTED KITCHEN
- SIDE PASSAGEWAY
- MODERN FAMILY BATHROOM
- LARGE DRIVEWAY TO FRONT & PRIVATE REAR ACCESS
- LARGE REAR GARDEN & PATIO TO FORE
- POTENTIAL TO EXTEND (STPP)
- QUITE CUL-DE-SAC LOCATION



HESTON AVENUE, GREAT BARR, B42 2NT - OFFERS AROUND £230,000

Set in a quiet cul-de-sac within the heart of Great Barr, this three-bedroom semi-detached family home offers convenient access to excellent local schooling, shops, and public transport links. To the front, the property benefits from a large driveway providing off-road parking for multiple vehicles, leading to an enclosed porch and into a light and airy entrance hallway. The ground floor features a spacious through lounge and dining room, enjoying plenty of natural light and offering an ideal space for family living and entertaining. This flows seamlessly into a modern fitted kitchen with further access into a useful side passageway. To the first floor, the landing gives access to two well-proportioned double bedrooms, a third single bedroom, and a modern family bathroom. Outside, the rear garden offers a generous patio area perfect for outdoor dining, leading onto a large lawn—ideal for children, pets, or future landscaping potential, also offering rear access with further off road parking. Offered with no upward chain, this property is perfect for first-time buyers and those looking to settle in a sought-after and peaceful location. **HURRY BEFORE YOU'RE TOO LATE!**

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

PORCH: 7'7 x 2'10: Double glazed windows and internal door into;

HALLWAY: 5'4 max, 2'8 min x 10'1: A light and airy entrance having stairs to first floor, radiator and doors into;

THROUGH LOUNGE/DINER: 9'4 max, 8'1 min x 26'1 (bay): A great size through living / dining area with radiator, double glazed bay window to front and double glazed double doors to rear leading into;

FITTED KITCHEN: 4'8 x 10'7: A modern 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, space for fridge freezer and glazed door into;

SIDE PASSAGEWAY: 3'9 x 11'6: With door access to front and rear.

LANDING: 2'6 x 5'9: Double glazed opaque window to side and doors into;

BEDROOM ONE: 9'4 x 13'7 (bay): A great size double bedroom with double glazed bay window to rear and radiator.

BEDROOM TWO: 9'44 max, 7'8 min x 12'4 (bay): A further good size double bedroom with double glazed window to front and radiator.

BEDROOM THREE: 5'4 x 6'5: A final bedroom with double glazed window to front and radiator.

BATHROOM: 5'3 x 6'6: A modern fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, close couple W.C., tiling to walls, 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.

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.

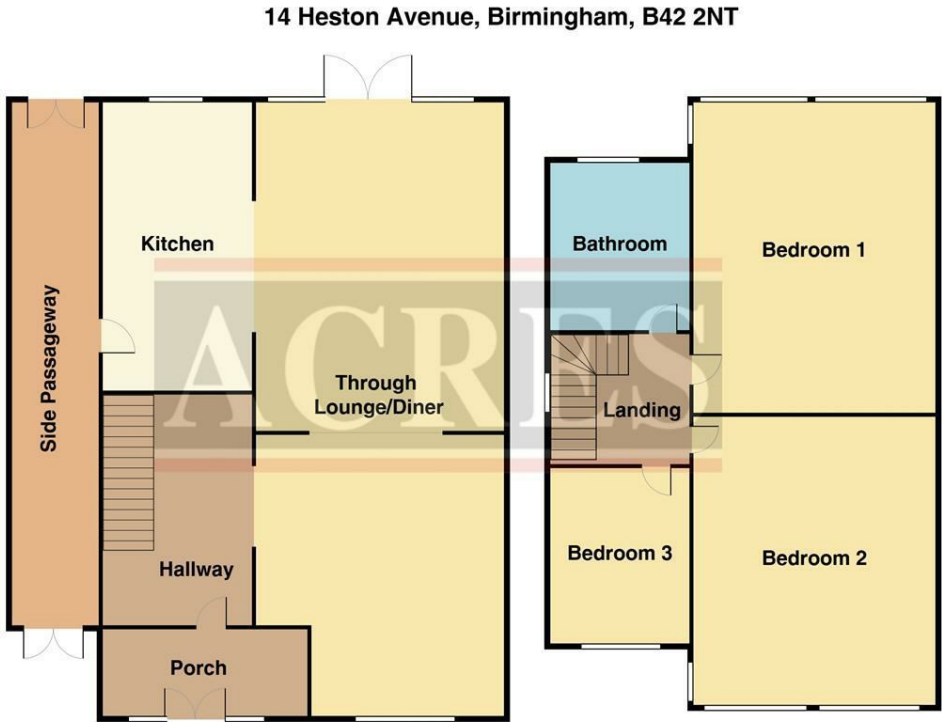
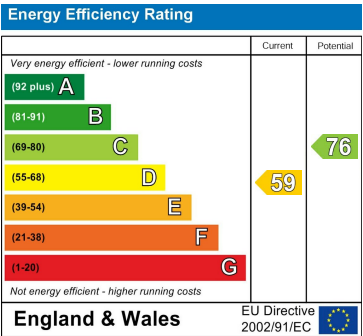
VIEWING: Recommended via Acres on 0121 358 6222.



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 : B **COUNCIL :** Birmingham

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.

