

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- EXTENDED SEMI DETACHED FAMILY HOME
- SPACIOUS LIVING ROOM
- EXTENDED FURTHER SITTING ROOM / DINING ROOM
- MODERN FITTED KITCHEN
- SEPARATE UTILITY AREA
- DOWNSTAIRS GUEST W.C.
- THREE SPACIOUS BEDROOMS
- LARGE FAMILY BATHROOM
- OFF ROAD PARKING & GARAGE
- POTENTIAL TO EXTEND FURTHER (STPP)



CEDARWOOD CROFT, GREAT BARR, B42 1HS - OFFERS AROUND £275,000

Introducing this extended and spacious three-bedroom semi-detached family home, perfectly positioned within a quiet cul-de-sac in the heart of Great Barr, boasting excellent access to local shops, public transport links, and well-regarded schooling. The property offers a driveway providing off-road parking, with direct access to a side garage, and further entry into an enclosed porch leading through to a light and airy hallway. From here, you are welcomed into a modern fitted kitchen, with additional access to a front living room and an extended rear reception room, ideal for family living and entertaining. The ground floor also benefits from a guest WC and a separate utility area, adding to the home's practicality. To the first floor, a spacious landing gives access to two well-proportioned double bedrooms, a third single bedroom, and a fitted family bathroom. Outside, the property enjoys a generous rear garden, complete with patio area, lawn, and two useful shed units, offering ample storage and potential to further personalise the space. With fantastic scope for further extension, no upward chain, and representing an ideal opportunity for first-time buyers or growing families, this superb home is not to be missed. HURRY BEFORE YOU'RE TOO LATE!

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

PORCH: 7'8 max, 4'6 min x 4'6: Having double glazed windows and internal door into;

HALLWAY: 5'7 max, 2'9 min x 9'3: A light and airy entrance with stairs to first floor, radiator and doors into;

LIVING ROOM: 10'5 max, 9'3 min x 17'5 (bay): A great size living space with fire surround and fire, radiator and double glazed bay window to front and glazed double doors into;

EXTENDED DINING ROOM: 9'2 x 17'5: A further good size extended living / dining space with wall mounted fire, radiator and double glazed windows to side and rear.

EXTENDED FITTED KITCHEN: 7'9 x 12'8: A modern fitted kitchen with a range of drawer base and eye level units, work surfaces, sink and drainer, freestanding cooker with gas hob and extractor hood over, double glazed window to rear and doors into;

GUEST W.C: 3'6 x 3'2: Fitted with close couple W.C, wash hand basin and tiling to walls.

LANDING: 6'4 max, 2'4 min x 5'1: Double glazed opaque window to side and doors into;

BEDROOM ONE: 10'8 max, 7'4 (wardrobe) x 15'5 (bay): A great size double bedroom with built in wardrobe system, double glazed window to front and radiator.

BEDROOM TWO: 10'8 x 11'8: A further good size double bedroom with semi fitted wardrobes, double glazed window to rear and radiator.

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

BATHROOM: 5'5 x 8'8: A fitted suite with panelled bath, walk in shower cubicle, wash hand basin, tiling to walls, radiator and double glazed opaque window to rear.

REAR GARDEN: A good size garden with paved patio area and lawn with mature plants, shrubs and trees along with fencing to borders along with steps leading to shed / workshop space.

GARAGE: 15'6 max, 7'2 min x 8'5: Having light and power, wall and base units with worktop over, sink and drainer, space and plumbing for washing machine and tumble dryer, double glazed window and door to rear and electric roller shutter door to front.

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.



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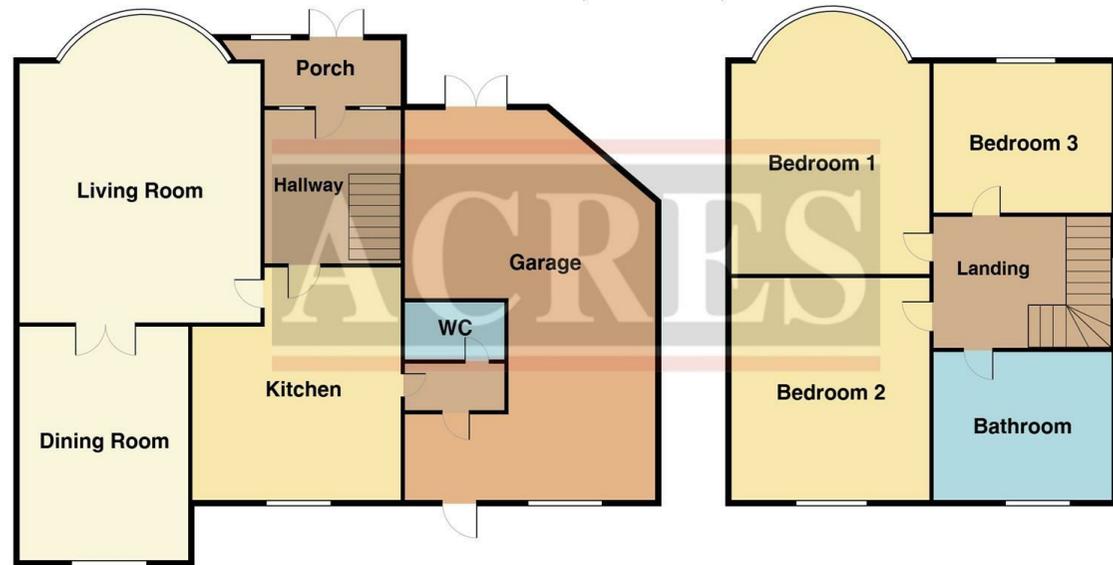
COUNCIL TAX BAND : C **COUNCIL :** Birmingham

VIEWING: Highly recommended via Acres on 0121 358 6222

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



Cedarwood Croft, Great Barr, B42 1HS



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.