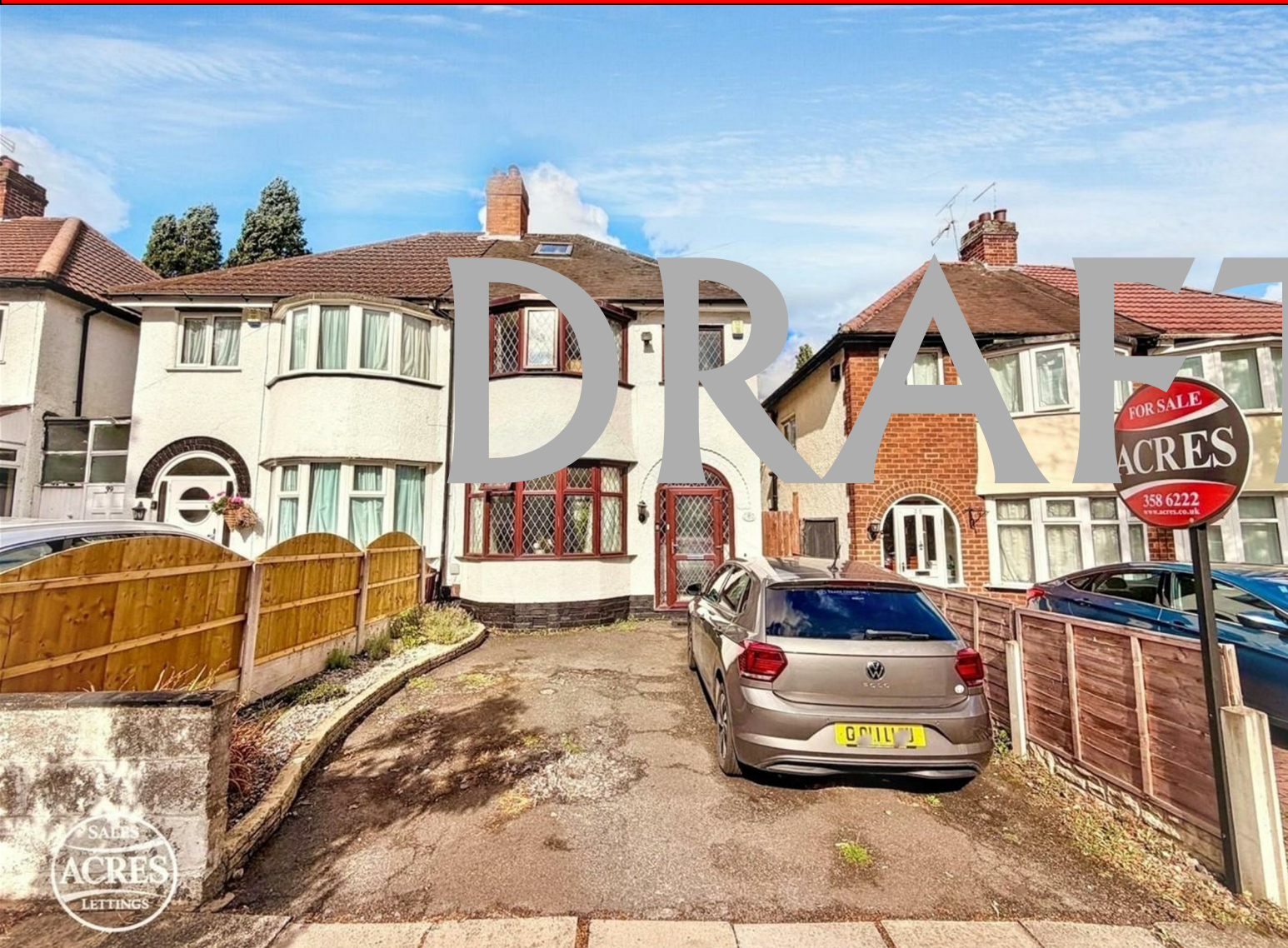


ACRES

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



- EXTENDED SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- ADDITIONAL LOFT SPACE
- SPACIOUS LIVING ROOM
- OPEN PLAN KITCHEN / DINER
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT & REAR GARAGE
- LOW MAINTIANCE REAR GARDEN
- IDEAL FIRST TIME BUY
- NO UPWARD CHAIN



DERRYDOWN ROAD, GREAT BARR, B42 1RZ - OFFERS AROUND £280,000

A spacious and extended three-bedroom semi-detached family home, ideally situated in the heart of Perry Barr, with excellent access to local shops, public transport links and schooling nearby. The property benefits from a spacious driveway providing ample off-road parking, leading into a bright and welcoming hallway with access to a front reception room, currently used as the main living room. To the rear is a spacious open-plan kitchen and dining area, providing an ideal space for modern family living. To the first floor is a spacious landing leading to two well-proportioned double bedrooms, a good-sized third single bedroom and a modern fitted family bathroom. The property also benefits from a useful loft space, offering additional storage. To the rear is a low-maintenance garden with a patio area leading onto a lawn, together with a large double garage positioned to the far rear. An ideal home for growing families or first-time buyers, the property is offered for sale with no upward chain. **HURRY BEFORE YOU'RE TOO LATE - NO UPWARD CHAIN!**

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

PORCH: Double glazed entrance door and door into;

HALLWAY: 9'4 x 5'6: Stairs to first floor, radiator and door into;

LIVING ROOM: 10'8 / 9'9max x 8'7min: A great size living space with fire surround and fire, radiator and double glazed bay window to front with doors leading into;

KITCHEN/DINER: 15'9 x 13'7: A modern and 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, electric hob with extractor hood over, tiling to splashback, tiling to floor, space and plumbing for washing machine, space for fridge freezer, dining space with radiator and door out to garden.

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

BEDROOM ONE: 13'6 x 9'9: A great size double bedroom with double glazed window to rear and radiator.

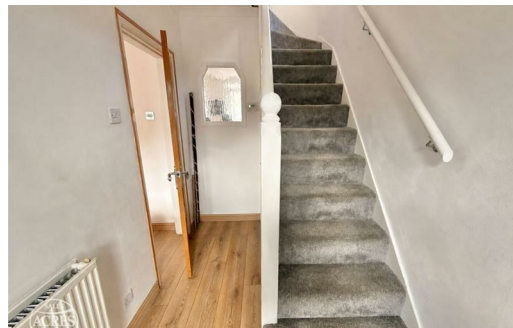
BEDROOM TWO: 11'4max x 8'3min / 9'9: A further good size double bedroom with double glazed bay window to front and radiator.

BEDROOM THREE: 6'4max x 5'4min / 5'4: A further bedroom with double glazed window to rear and radiator.

LOFT: 13'6max x 10'3min / 11'8max x 9'4min: Access via further stairs from landing into a good size store space with radiator and Velux window to ceiling.

BATHROOM: 8'0 x 5'5: A fitted suite with panelled bath with shower over, wash hand basin, close couple W.C, tiling to floor and walls, ladder style towel rail/radiator and double glazed opaque window to rear.

REAR GARDEN: A good size garden with paved patio area and 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 : B COUNCIL: Birmingham

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		



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.