

ACRES

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- HEAVILY EXTENDED SEMI DETACHED FAMILY HOME
- REAR AND DOUBLE STOREY EXTENSION
- FOUR BEDROOMS
- SPACIOUS FRONT RECEPTION ROOM
- EXTENDED REAR RECEPTION ROOM
- EXTENDED MODERN FITTED KITCHEN
- MODERN GROUND FLOOR SHOWER ROOM
- EXTENDED MODERN FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- QUITE CUL-DE-SAC LOCATION



TYSOE ROAD, BIRMINGHAM, B44 8JT - OFFERS AROUND £325,000

A superbly extended four-bedroom semi-detached home, set within a quiet and sought-after cul-de-sac in Great Barr, Birmingham. This impressive property has been heavily extended and finished to an exceptional standard throughout, offering generous space ideal for modern family living. To the front, the home benefits from a double driveway leading into a large enclosed porch, with further access into a bright and airy hallway. The ground floor features a spacious front reception room, an additional extended rear reception room, and a stylish, extended modern fitted kitchen. Completing the downstairs layout is a contemporary shower room/guest W.C.. The first floor offers a large landing area giving access to an extremely spacious master bedroom, beautifully extended to create an impressive retreat. There are also two further double bedrooms, a single bedroom, and a family bathroom. To the rear, the property boasts a generous private garden, complete with patio and lawned areas, offering excellent privacy and perfect outdoor space for entertaining and family use. **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: 6'1 x 3'9: A large entrance porch with double glazed windows and internal door into;

HALLWAY: 11'3 max, 2'7 min x 18'6: A light and airy spacious entrance with stairs to first floor, radiator, double glazed window and doors into;

FRONT RECEPTION ROOM: 9'10 x 19'6 (bay): A good size living area with radiator and double glazed bay window to front along with double doors leading into extended fitted kitchen.

EXTENDED REAR RECEPTION ROOM: 11'5 x 14'9: A further great sized extended additional living space with radiator, double glazed bi-fold doors to rear and double glazed double doors into;

EXTENDED FITTED KITCHEN: 7'7 x 18'4: A modern extended fitted kitchen with a range of modern 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, tiling to floor, space and plumbing for washing machine and dishwasher, space for tumble dryer and fridge freezer and radiator.

GUEST W.C./SHOWER ROOM: 5'1 x 6'8: A modern fitted suite with walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C, tiling to floor and walls and double glazed window to front.

LANDING: 6'3 max, 2'8 min x 10'4: Access into loft and doors into;

BEDROOM ONE: 11'3 max, 9'2 (wardrobe) x 16'1: A great size extended double bedroom with built in wardrobe, double glazed window to rear and radiator.

BEDROOM TWO: 8'8 max, 6'8 (wardrobe) x 11'9: A further good size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM THREE: 8'6 max, 6'7 (wardrobe) x 11'8: A third bedroom with built in wardrobe system, double glazed window to front and radiator.

BEDROOM FOUR: 5'9 x 6'9: A final bedroom with double glazed window to front and radiator.

BATHROOM: 5'2 max, 4'3 min x 10'6: A extended modern fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, close couple W.C., tiling to floor and 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.

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.

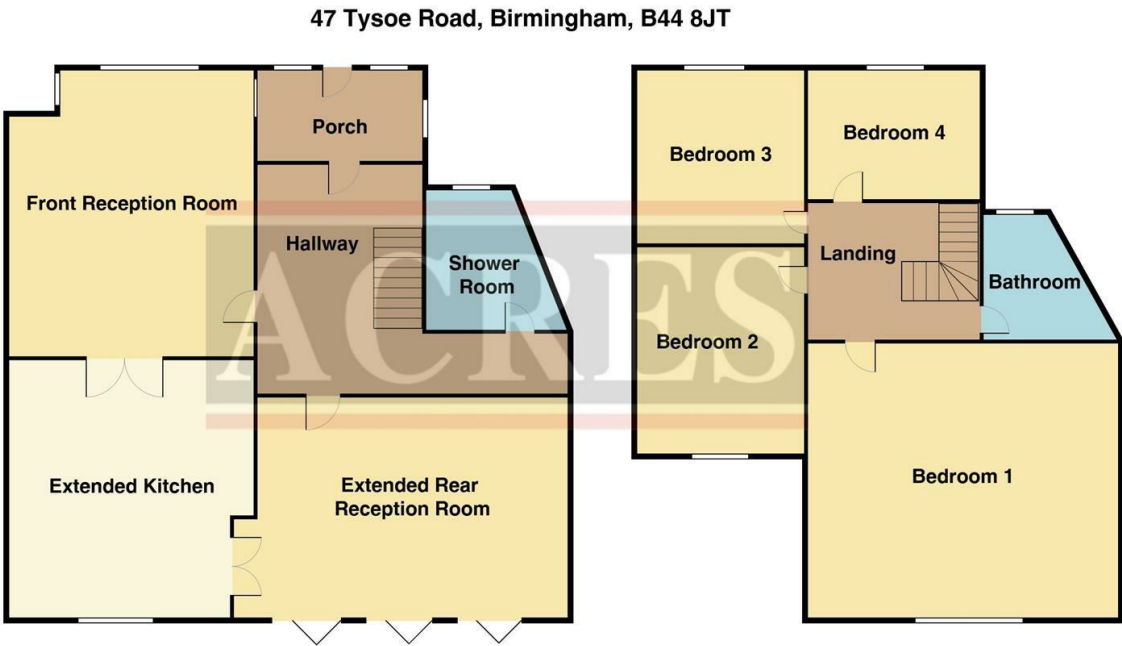
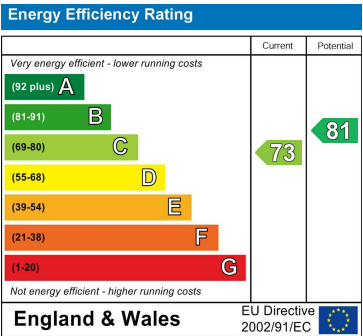
VIEWING: Recommended via Acres on 0121 358 6222.



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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.