

ACRES

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- SEMI DETACHED FAMILY HOME
- TWO DOUBLE BEDROOMS
- SPACIOUS LIVING ROOM
- MODERN FITTED KITCHEN
- LARGE CONSERVATORY
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- LOW MAINTENANCE GARDEN TO REAR
- SINGLE GARAGE TO FAR REAR
- HIGH SPEC THROUGHOUT



SHADY LANE, GREAT BARR, B44 9HA - OFFERS IN THE REGION OF £220,000

IDEAL FIRST TIME BUY! Acres are pleased to offer this superb family home with excellent accommodation and is located in this popular residential area. Being close to local schooling for all age groups, the property briefly comprises; enclosed porch leading into well presented living room leading into modern re-fitted kitchen and large conservatory along with modern downstairs bathroom. To the first floor are two spacious double bedrooms. To the front of the property offers off road parking for multiple cars and to the rear a great sized low maintenance rear garden with patio area throughout and to the far rear is a fantastic garage with communal rear access. Benefiting from gas central heating and double glazing (both where specified). Viewing is highly recommended to appreciate the accommodation, size and high quality on offer! **HURRY BEFORE YOU'RE TOO LATE!**

Accessed via driveway allowing off road parking for multiple cars along with door / access into;

PORCH: 4'2 x 3'8: Double glazed windows and door with door into;

HALLWAY: 3'7 x 2'7: Stairs to first floor, radiator and doors into;

LIVING ROOM: 14'8 max, 13'6 min x 10'9: A great size living area with fire surround and fire, radiator, double glazed window to front and door into;

FITTED KITCHEN: 8'3 x 10'7: A modern re-fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer, integrated oven, gas hob with extractor hood over, tiling to splashback, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge freezer, radiator and door into;

CONSERVATORY: 11'8 x 8'6: A fantastic additional space for ones own use currently used as diner with double glazed windows surrounding and double glazed door to rear.

DOWNSTAIRS BATHROOM: 5'6 x 7'7: Fitted suite with stand alone walk in 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.

LANDING: 2'6 x 4'5: Doors into;

BEDROOM ONE: 10'9 x 14'8 max, 13'6 min: A great size double bedroom with double glazed window to front, built in wardrobes and radiator.

BEDROOM TWO: 7'8 x 14'7: A further good size double bedroom with double glazed window to rear and radiator.

REAR GARDEN: A good size low maintenance garden with paved patio area throughout and access to single garage with communal rear access and 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.

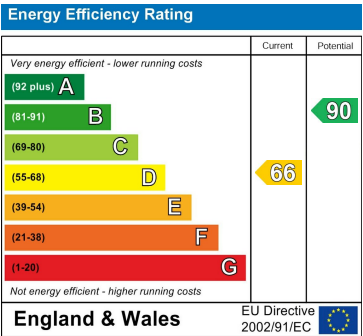
VIEWING: Recommended via Acres on 0121 358 6222.



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COUNCIL TAX : B

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.