

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- SEMI DETACHED BARN CONVERSION
- THREE BEDROOMS
- MASTER BEDROOM WITH EN SUITE
- LARGE FAMILY BATHROOM
- SPACIOUS LIVING ROOM
- OPEN PLAN KITCHEN / DINER
- DOWNSTAIRS GUEST W.C.
- SINGLE GARAGE & PARKING SPACE
- STUNNING COMMUNAL GARDENS
- STUNNING SEMI RURAL LOCATION



***PINFOLD LANE, ALDRIDGE, WS9 0QU - OFFERS IN THE REGION OF £385,000***

Acres are honored to offer for sale an opportunity to acquire this stunning unique three double bedroom semi detached barn conversion / old farmhouse set in an exclusive private gated development overlooking Open Fields with picture postcard country views. Yet close to transport links including Junction 7 of the M6 and M5 motorways and convenient for all amenities and schools. Set in this picturesque location this property comprises; entrance hallway, large living room, open plan fitted kitchen / diner along with downstairs guest W.C.. To the first floor offers master double bedroom with en suite shower room and two further double bedrooms along with a spacious family bathroom. The property offers; gated off road parking, visitors space and a single garage along with beautiful well kept communal gardens wrapping around the complex with stunning views and brick built BBQ area. This property is a hidden gem within Great Barr and no doubt will obtain plenty of interest! Hurry before you're too late! NO UPWARD CHAIN!

Accessed via gated driveway along with communal parking and visitor parking and single garage space allowing secure off road parking throughout;

**HALLWAY:** 5'9 max, 4'8 min x 12'9: A light and airy hallway with stairs to first floor, radiator and doors into;

**LIVING ROOM:** 18'8 x 15'5: A great size living area with fire surround, radiator and double glazed double doors to rear and double glazed window to front.

**OPEN PLAN KITCHEN/DINER:** 8'6 x 17'9: A open plan fitted kitchen with 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, radiator and double glazed window to front and rear.

**DOWNSTAIRS GUEST W.C:** 5'9 x 5'1: Close couple W.C, wash hand basin and wall mounted central heating boiler.

**LANDING:** 7'3 x 3'4: Access into loft and doors into;

**BEDROOM ONE:** 12'2 x 11'10: A great size double bedroom with double glazed window to rear and side along with radiator.

**ENSUITE:** 5'3 x 4'11: Fitted with a walk in shower cubicle, wash hand basin and close couple W.C.

**BEDROOM TWO:** 15'9 x 11'2: A further good size double bedroom with two double glazed windows to rear and radiator.

**BEDROOM THREE:** 15'1 x 7'3: A final spacious double bedroom with double glazed window to front and radiator.

**BATHROOM:** 8'10 x 4'11 A fitted suite with panelled bath, shower over, wash hand basin, close couple W.C., tiling to walls, radiator and double glazed opaque window to rear.

**GARAGE:** Pull to garage door allowing secure off road parking for one vehicle.

**COMMUNAL GARDEN:** Beautifully maintained communal gardens, block paved communal patio area.

**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:** E.

**VIEWING:** Recommended via Acres on 0121 358 6222.



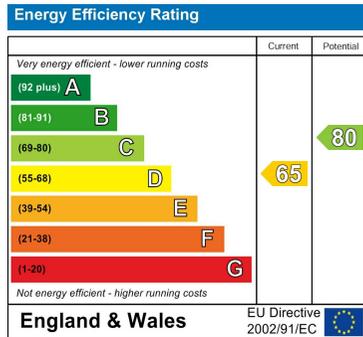
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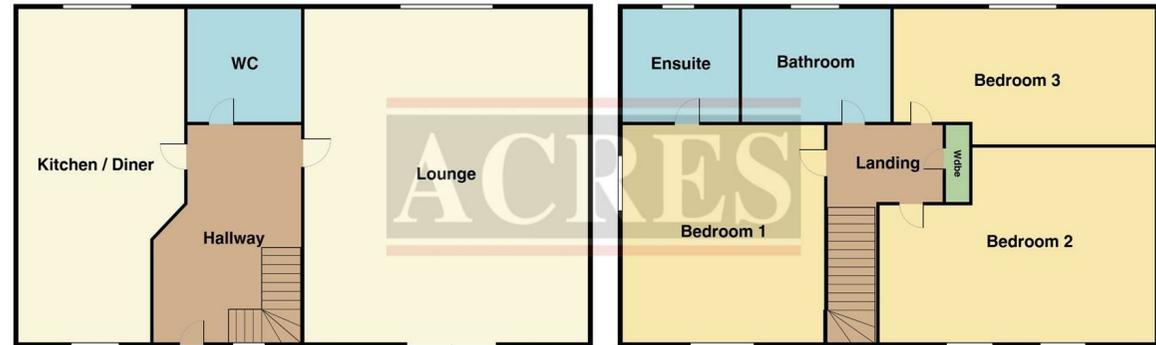
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**COUNCIL TAX BAND :** E                      **COUNCIL :** Walsall

**VIEWING:** Highly recommended via Acres on 0121 358 6222



1 Old Hall Court, Birmingham, WS9 0QU



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.