ACRES

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



- EXTENDED DETACHED FAMILY HOME
- THREE SPACIOUS BEDROOMS
- THROUGH LOUNGE / DINER
- OPEN PLAN KITCHEN / DINER
- DOWNSTAIRS CLOAKROOM
- MODERN FAMILY BATHROOM
- LOW MAINTIANCE REAR GARDEN
- DOUBLE GARAGE TO FAR REAR ALLOWING OFF ROAD PARKING
- POTENTIAL TO EXTEND FURTHER (STPP)
- IDEAL FAMILY HOME OR FIRST TIME BUY





WENSLEYDALE ROAD, GREAT BARR, B42 1PJ - OFFERS OVER £265,000

A spacious and well-presented detached family home, ideally situated in the heart of Great Barr, with excellent access to local shops, public transport links and schooling nearby. The property offers fantastic potential throughout and would make an ideal family home or first-time purchase. To the front is a fore garden with steps leading to an enclosed porch and into a welcoming hallway. The ground floor provides a fantastic open-plan through living and dining room, flowing seamlessly into a modern open-plan fitted kitchen and dining area, creating an excellent sociable living space. There is also the added benefit of a useful ground-floor cloakroom. To the first floor is a spacious landing leading to two generous double bedrooms, a good-sized third single bedroom and a modern family bathroom. To the rear is a low-maintenance garden with a patio area leading onto a lawn, while a large double garage to the far rear provides excellent additional storage and off-road parking. Overall, this superb detached home offers spacious accommodation, excellent potential and a fantastic layout, making it an ideal opportunity for families and first-time buyers alike. HURRY BEFORE YOU'RE TOO LATE!

Accessed from the fore via front garden having mature plants and shrubs, steps leading up to leading to double glazed entrance door, into;

HALLWAY: 5'1 max, 2'3 min x 9'3: A light and airy entrance with stairs to first floor, radiator and doors into;

THROUGH LOUNGE/DINER: 9'5 x 25'5 (bay): A great size open plan living / dining space with fire surround and fire to dining area, radiator, double glazed bay window to front, double glazed double doors to rear, leading through to;

FITTED KITCHEN: 9'5 x 9'10: A modern fitted kitchen with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, cooker with gas hob and extractor hood over, tiling to splashback, space and plumbing for washing machine, space for fridge freezer.

CLOAKROOM: 2'9 x 8'3: A great additional store space.

LANDING: 2'8 x 6'7: Double glazed opaque window to side and doors into;

BEDROOM ONE: 9'4 x 12'5 (bay): A great size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 9'4 max, 8'2 min x 12'3 (bay): A further good size double bedroom with double glazed bay window to rear and radiator.

BEDROOM THREE: 5'5 x 6'6: A final spacious single bedroom with double glazed window to front and radiator.

BATHROOM: 5'3 x 7'1: A modern fitted suite with panelled bath, shower over, wash hand basin, close couple W.C, tiling to walls, tiling to floor, 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 access into;

REAR GARAGE: A great sized double garage allowing off road parking with ceiling light and power points. Accessed via communal rear access. (Please check the suitability of this garage for your own vehicle)





















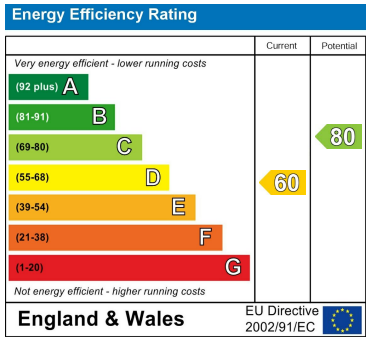
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

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)

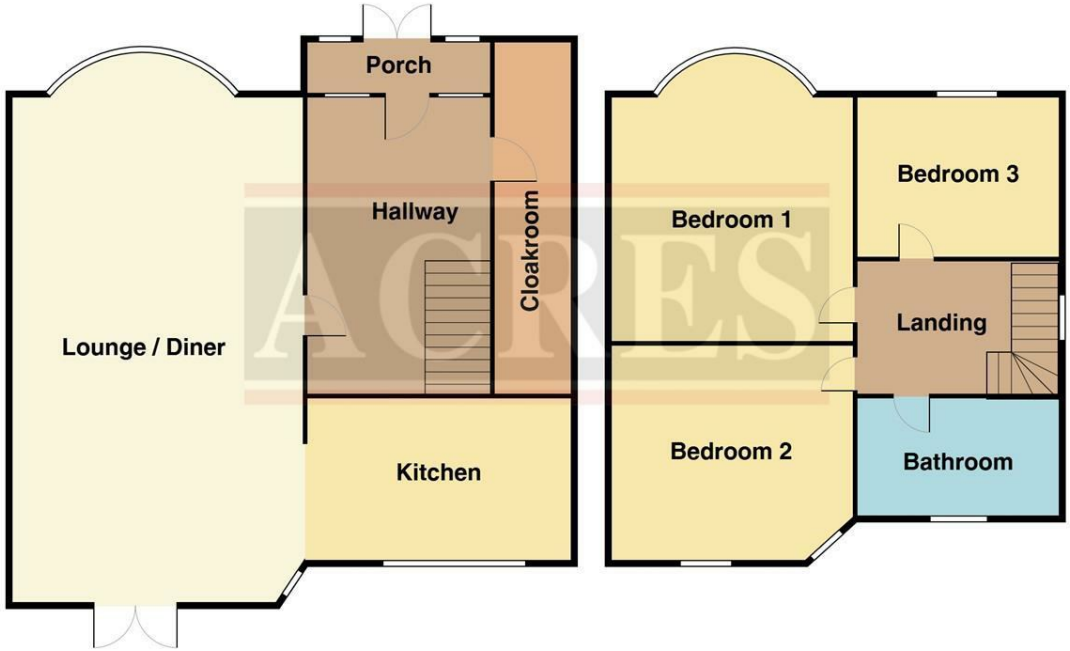
COUNCIL TAX BAND : C COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 358 6222





Wensleydale Road, Great Barr, B42 1PJ



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.