ACRES

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

- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- SPACIOUS LIVING ROOM
- ADDITIONAL DINING ROOM
- FITTED KITCHEN
- FITTED FAMILY BATHROOM
- POTENTIAL DRIVEWAY TO FRONT (STPP)
- LOW MAINTENANCE REAR GARDEN
- IDEAL FIRST TIME BUY
- NO UPWARD CHAIN

MIDDLEMIST GROVE, GREAT BARR, B43 5EJ - OFFERS IN THE REGION OF £215,000

A spacious and well-presented three-bedroom semi-detached family home, ideally situated in a quiet cul-de-sac location in the heart of Great Barr, with excellent access to local shops, public transport links and schooling nearby. The property benefits from a fore garden with potential to create a driveway, providing off-road parking, and an enclosed porch leading into a spacious hallway. The ground floor offers two reception rooms, including a front reception room and a separate rear reception room, along with a fitted kitchen. To the first floor is a spacious landing providing access to two double bedrooms, a third single bedroom and a fitted family bathroom. To the rear is a low-maintenance garden with a combination of patio and lawn, along with a single garage located within garage en bloc, offering further potential for off-road parking. Ideal for first-time buyers, the property offers huge scope and potential throughout and is offered for sale with no upward chain. HURRY BEFORE YOU'RE TOO LATE - NO UPWARD CHAIN!

Accessed from the fore via front garden and pathway leading to double glazed entrance door, into;

PORCH: 6’4 x 3’5: Double glazed window and internal door into;

HALLWAY: 5’9 max, 3’2 min x 10’10: A light and airy entrance with stairs to first floor, radiator, cupboard space and door into;

LIVING ROOM: 10’3 max, 9’11 min x 17’4: A great size living space with fire surround and fire, radiator, double glazed window to front and double glazed doors into;

DINING ROOM: 9’2 x 8’5: A further good size reception room with radiator and double glazed double sliding doors to rear.

FITTED KITCHEN: 6’8 x 10’4: Fitted kitchen with a range of 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, space for fridge and door to rear.

LANDING: 5’9 max, 2’7 min x 8’1: Doors into;

BEDROOM ONE: 10’2 x 11’5: A great size double bedroom with built in wardrobe system, double glazed window to front and radiator.

BEDROOM TWO: 10’4 x 12’9: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 5’9 x 7’4: A final single bedroom with double glazed window to front and radiator.

BATHROOM: 5’8 x 7’7: A fitted suite with panelled bath, wash hand basin, close couple W.C, tiling to part walls, radiator and double glazed opaque window to rear.

REAR GARDEN: A good size garden with paved patio area and lawn along with fencing to borders.

GARAGE: Located within garage en bloc with up and over garage door to front. (Please check the suitability of this garage for your own vehicle)

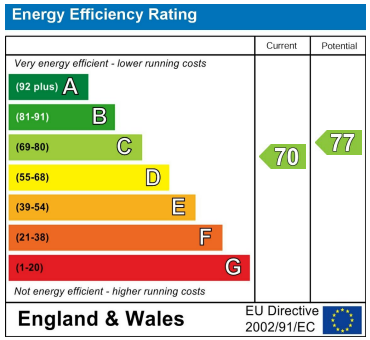
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

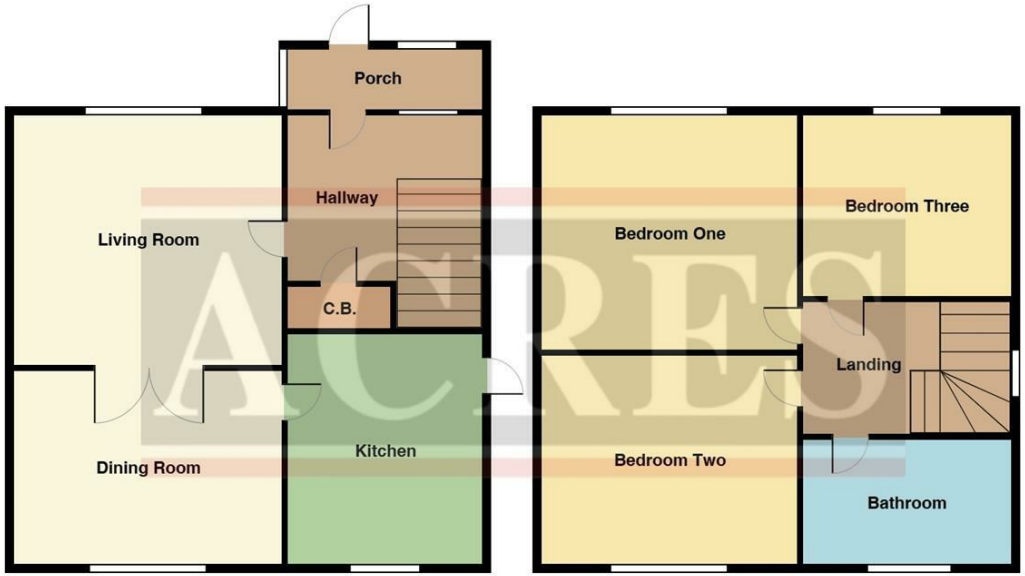
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : C COUNCIL : Sandwell

VIEWING: Highly recommended via Acres on 0121 358 6222



Middlemist Grove, Great Barr, Birmingham, B43 5EJ



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.