

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- SEMI DETACHED FAMILY HOME
- TWO DOUBLE BEDROOMS
- SPACIOUS LIVING ROOM
- MODERN FITTED KITCHEN
- MODERN DOWNSTAIRS FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- NEWLY FITTED ROOF
- POTENTIAL TO EXTEND (STPP)
- IDEAL FIRST TIME BUY
- NO UPWARD CHAIN



**ASHWORTH ROAD, BIRMINGHAM, B42 2RB - OFFERS AROUND £199,000**

This delightful two double bedroom semi-detached property is ideally positioned in a quiet cul-de-sac in the heart of Great Barr, benefiting from excellent local schooling, convenient access to nearby shops, and superb public transport links. The property offers a large driveway to the front, leading into a welcoming porch and entrance hall. Inside, there is a spacious living room perfect for relaxation, along with a modern fitted kitchen and a stylish downstairs family bathroom. To the first floor, the property features a landing area leading to two well-proportioned double bedrooms, making this an ideal home for first-time buyers, small families, or downsizers alike. To the rear is a well manicured garden with patio to fore leading to lawn and further patio to far rear! The property has also had an update roof within recent years providing assurance moving forward! **HURRY BEFORE YOU'RE TOO LATE - IDEAL FIRST TIME BUY!**

Accessed from the fore via driveway offering off road parking, footpath leading to double glazed entrance door, into;

**PORCH:** 6'2 x 1'4: Double glazed windows and internal door into;

**HALLWAY:** 5'6 max, 2'3 min X 10'4: Stairs to first floor, radiator and doors into;

**LIVING ROOM:** 9'8 x 15'8 (bay) 10'4: A great size living area with fire surround and fire, radiator, double glazed bay window to front.

**FITTED KITCHEN:** 5'4 x 7'3: A modern fitted kitchen with a range of 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 and double glazed door and window to rear.

**BATHROOM:** 4'2 x 7'3: A modern 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.

**LANDING:** 2'8 x 3'2 Doors into;

**BEDROOM ONE:** 9'8 x 10'3: A great size double bedroom with double glazed window to front and radiator.

**BEDROOM TWO:** 9'8 x 9'5: A further good size double bedroom with double glazed window to rear, built in storage cupboard and radiator.

**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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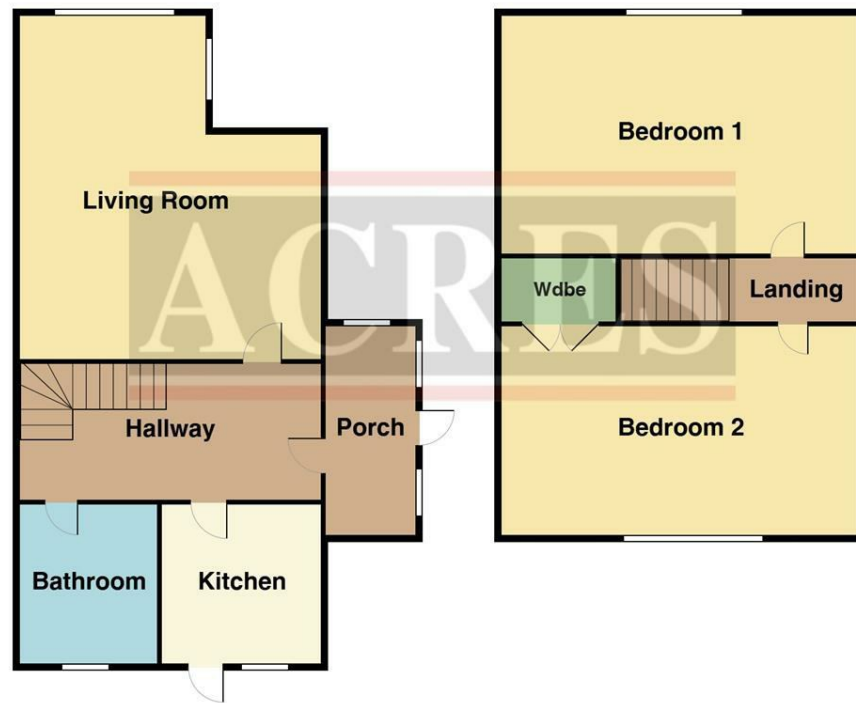
**COUNCIL TAX BAND :** B                      **COUNCIL :** Birmingham

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

| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
|                                             | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          |           | <b>87</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</b>                            | <b>61</b> |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>2002/91/EC |



27 Ashworth Road, Birmingham, B42 2RB



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.