

# ACRES

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- END OF TERRACED FAMILY HOME
- THREE SPACIOUS BEDROOMS
- HUGE POTENTIAL TO EXTEND (STPP)
- EXTENDED THROUGH LOUNGE / DINER
- EXTENDED FITTED KITCHEN
- UTILITY AREA
- DOWNSTAIRS GUEST W.C.
- SPACIOUS FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT & SINGLE GARAGE
- QUITE CUL-DE-SAC LOCATION



***GARSTON WAY, GREAT BARR, B43 5JT - OFFERS OVER £285,000***

A spacious and well-presented three-bedroom extended end-of-terrace family home, offering huge potential for further extension to the side (subject to planning permission), ideally situated in a quiet cul-de-sac location in the heart of Great Barr. The property is conveniently located within close proximity to fantastic local schooling, excellent public transport links, and a variety of shops and amenities nearby. To the front, the home benefits from a large driveway providing ample off-road parking, along with a single garage located within a garage block. Internally, the property features a welcoming and spacious open hallway leading into an extended through living and dining room, ideal for family living and entertaining. Further accommodation includes an extended fitted kitchen, complemented by a separate utility area and a convenient downstairs WC. To the first floor, a generous landing provides access to two well-proportioned double bedrooms, a third single bedroom, and a spacious family bathroom. Externally, the property enjoys a low-maintenance rear garden, making it an ideal home for families, first-time buyers, or investors alike, while offering excellent potential to further enhance and extend. **HURRY BEFORE YOU'RE TOO LATE!**

Accessed from the fore via brick block pathway leading to double glazed entrance door and driveway offering off road parking for multiple cars along with separate single garage en-bloc allowing further off road parking;

**HALLWAY:** 3'5 max, 2'9 min x 19'5: A light and airy entrance with stairs to first floor, radiator, double glazed window and doors into;

**EXTENDED THROUGH LOUNGE/DINER:** 11'6 max, 8'7 min x 33'1 (bay): A great size extended living / dining area with fire surround and fire, radiator, double glazed window to front and double glazed double doors to rear.

**EXTENDED FITTED KITCHEN:** 15'1 max, 6'4 min x 13'8 max, 9'7 min: A extended fitted kitchen with a range of drawer base and eye level units, work surfaces, sink and drainer, cooker with gas hob and extractor hood over, tiling to splashback, tiling to floor, spotlight to ceiling, radiator, leading through to;

**UTILITY AREA:** 5'8 x 9'7: Fitted with eye level units, space and plumbing for washing machine, space and plumbing for washing machine, space for tumble dryer, space for fridge and freezer, tiling to splashback, tiling to floor, double glazed windows and double glazed door to rear and front.

**GUEST W.C:** 3'1 x 7'7: Fitted with close couple W.C, wash hand basin, radiator and double glazed window to front.

**LANDING:** 3'2 x 8'2: Double glazed opaque window to side and doors into;

**BEDROOM ONE:** 11'6 x 12'1: A great size double bedroom with double glazed window to front and radiator.

**BEDROOM TWO:** 11'7 max, 10'5 min x 12'4: A further good size double bedroom with double glazed window to rear and radiator.

**BEDROOM THREE:** 6'4 x 8'1: A final bedroom with double glazed window to front and radiator.

**BATHROOM:** 6'4 x 7'9: 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.

**REAR GARDEN:** A good size garden with paved patio area and lawn 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:** C

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






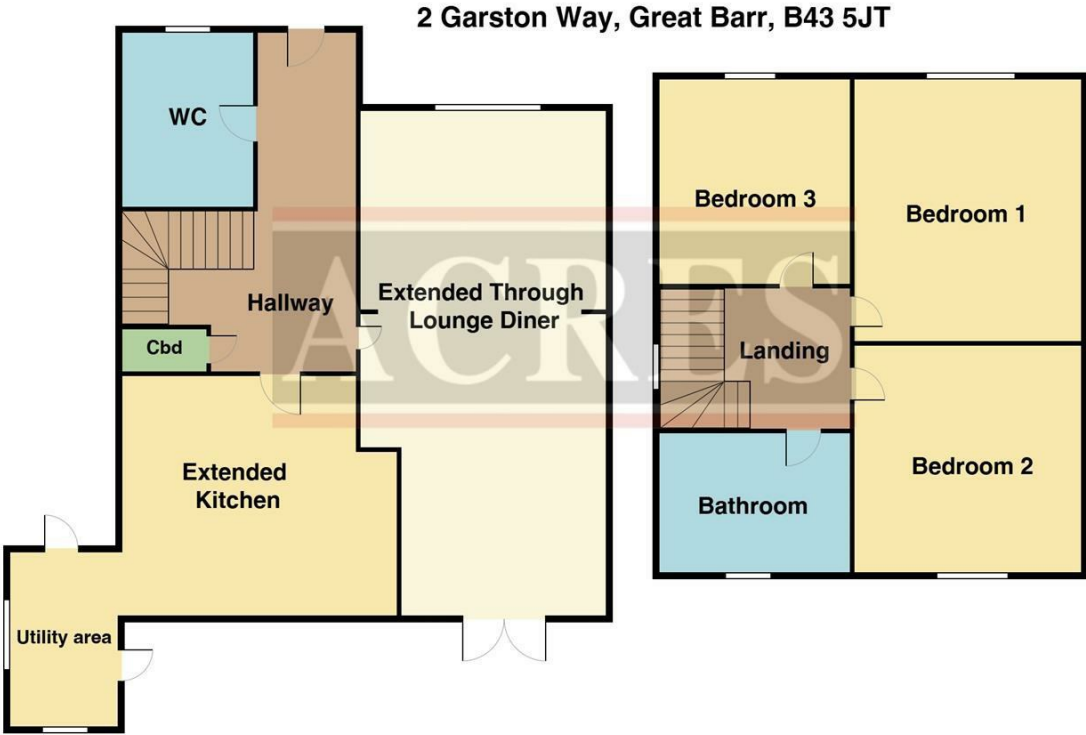


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**COUNCIL TAX BAND :** C                      **COUNCIL :** Sandwell

**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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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.