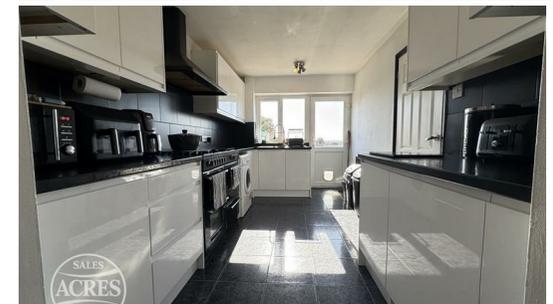


ACRES

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 SPACIOUS BEDROOMS
- SPACIOUS LIVING ROOM
- OPEN PLAN FITTED KITCHEN / DINER
- DOWNSTAIRS GUEST W.C.
- MODERN FAMILY BATHROOM
- LARGE DRIVEWAY TO FRONT
- LOW MAINTENANCE REAR GARDEN
- QUITE CUL-DE-SAC LOCATION
- IDEAL FIRST TIME BUY



CONSTABLE CLOSE, GREAT BARR, B43 7HW - OFFERS OVER £290,000

Discover this spacious three-bedroom semi-detached family home set in the heart of Great Barr, within easy reach of Birmingham. Tucked away in a quiet cul-de-sac location, the property offers excellent kerb appeal, featuring a large driveway leading to an impressive porch, which provides further access into a light and airy hallway. The ground floor boasts a generous living room flowing seamlessly into an open-plan, modern fitted kitchen and diner—an ideal layout for family living and entertaining. Completing the ground floor is a convenient guest downstairs WC. To the first floor, a spacious landing leads to two well-proportioned double bedrooms, a third spacious single bedroom, and a modern family bathroom. Externally, the rear garden offers a low-maintenance setup with a patio area leading onto an artificial lawn—perfect for year-round enjoyment. With its modern layout, quiet setting, and excellent local amenities, this property is ideal for first-time buyers seeking a move-in-ready family home. **HURRY BEFORE YOU'RE TOO LATE!**

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

PORCH: 8'6 x 3'3: Having double glazed windows and internal door into;

HALLWAY: 4'5 x 11'11: A light and airy entrance with stairs to first floor, radiator, understairs storage cupboard and door into;

LIVING ROOM: 11'3 x 17'2: A great size living space with fire surround and fire, radiator and double glazed double doors to rear along with door leading into;

DINING ROOM: 8'2 x 16'9: A good sized dining space with radiator, tiling to floor and double glazed bay window to front being open plan too;

FITTED KITCHEN: 8'3 x 12'9: A modern fitted kitchen with a range of modern 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, tiling to floor, space and plumbing for washing machine and dishwasher, space for tumble dryer, space for fridge freezer, radiator and double glazed door to rear.

GUEST W.C: 3'3 x 6'9: Fitted with close couple W.C, wash hand basin set into vanity unit and double glazed window to front.

LANDING: 4'9 max, 3'6 min x 9'2: Doors into;

BEDROOM ONE: 11'3 max, 9'6 min x 14'7: A great size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM TWO: 8'4 x 14'9: A further good size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM THREE: 8'4 x 9'3: A final spacious single bedroom with double glazed window to front and radiator.

BATHROOM: 8'1 x 7'8: A modern fitted suite with panelled bath, walk in shower cubicle, wash hand basin set into vanity unit, tiling to walls, tiling to floor, chrome ladder style radiator and double glazed opaque window to front.

REAR GARDEN: A good size well maintained garden with paved patio area leading to artificial lawn and 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: C

VIEWING: Recommended via Acres on 0121 358 6222.



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 :** Walsall

VIEWING: Highly recommended via Acres on 0121 358 6222

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Constable Close, Great Barr, B43 7HW



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.