

ACRES

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- DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- TWO SPACIOUS RECEPTION ROOMS
- LARGE CONSERVATORY
- FITTED KITCHEN
- SEPARATE UTILITY AREA
- DOWNSTAIRS GUEST W.C.
- MODERN FAMILY BATHROOM
- LARGE DRIVEWAY & INTERNAL GARAGE
- LARGE REAR GARDEN



GREENRIDGE ROAD, BIRMINGHAM, B20 1JL - OFFERS AROUND £400,000

It is a privilege to offer for sale this amazing opportunity to purchase a fabulous detached family home with huge potential! This detached family home is superb and offers many lovely features throughout to include a enclosed porch, spacious hallway, generous front reception room currently as dining room, separate second reception room currently used as lounge with fitted kitchen along with access into large conservatory and separate utility, downstairs guest W.C., internal garage and side passage. To the first floor are four spacious double bedrooms and a family bathroom with separate W.C.. Plus beautiful mature gardens to both front and rear along with driveway allowing off road parking and access to garage front. Opportunities like this do not come up very often so an early viewing is essential so that you do not miss out. HURRY BEFORE YOU'RE TOO LATE!

Accessed via driveway allowing off road parking for multiple cars along with access to garage front and double doors into;

PORCH: 6'4 x 2'9: Double glazed entrance door, leading to;

HALLWAY: 6'7 max, 4'4 min x 14'2: A light and airy hallway with stairs to first floor, radiator and doors into;

LOUNGE: 17'4 x 10'10: A great size living area with wall mounted fire, radiator, double glazed bay window to rear.

DINING ROOM: 14'6 (into bay) x 10'10: Another good sized living space currently used as diner with radiator and double glazed bay window to front.

FITTED KITCHEN: 13'5 (into bay) x 11'8: A extended fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed bay window to rear, integrated oven, gas hob with extractor hood over, tiling to splashback, space and plumbing for dishwasher, space for fridge and freezer, radiator and door into;

UTILITY ROOM: 7'1 x 5'6: Space and plumbing for washing machine and space for tumble dryer.

DOWNSTAIRS GUEST W.C: 2'7 x 5'5: Close couple W.C and wash hand basin.

CONSERVATORY: 6'7 x 15'11 max, 9'8 min: A great additional space for ones own use with double glazed windows, tiling to floor and double glazed double doors to rear.

LANDING: 16'5 max, 3'3 min x 9'9: A spacious light and airy landing space with access to loft and doors into;

BEDROOM ONE: 15'1 (into bay) x 10'10: A great size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 15'2 (exc bay) x 9'2 (wardrobes): A further good size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM THREE: 11'9 x 8'2: A further spacious double bedroom with double glazed window to front and radiator.

BEDROOM FOUR: 12'10 x 7'5: A fourth and final double bedroom with double glazed window to rear and radiator.

BATHROOM: 6'9 x 6'8: A fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, tiling to walls, radiator and double glazed opaque window to front.

SEPARATE W.C: 2'7 x 3'9: Close couple W.C and wash hand basin.

INTERNAL SINGLE GARAGE: 7'4 x 16'7: Up and over garage door to front, ceiling light and power points along with access into utility room.

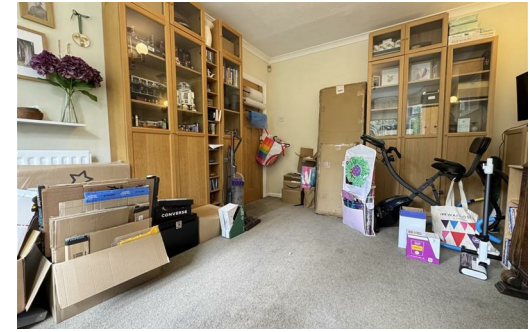
REAR GARDEN: A good size garden with paved patio area along with steps leading to large lawn with fencing to borders.

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: E.

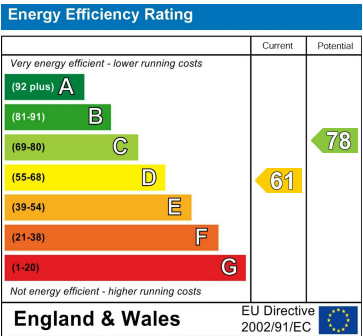
VIEWING: Recommended via Acres on 0121 358 6222.



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COUNCIL TAX : E

VIEWING: Highly recommended via Acres on 0121 358 6222



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.

