

ACRES

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- EXTENDED SEMI DETACHED FAMILY HOME
- THREE SPACIOUS BEDROOMS
- WELL PRESENTED LIVING ROOM
- ADDITIONAL EXTENDED RECEPTION ROOM
- EXTENDED OPEN PLAN KITCHEN / DINER
- SIDE PASSAGEWAY
- MODERN FAMILY BATHROOM
- SEPARATE W.C.
- LOW MAINTENANCE REAR GARDEN
- IDEAL FIRST TIME BUY & NO UPWARD CHAIN



SPOUTHOUSE LANE, GREAT BARR, B43 5PX - OFFERS AROUND £295,000

Introducing this well-presented and extended three-bedroom semi-detached family home, ideally located in the heart of Great Barr with excellent access to public transport links, highly regarded schooling, and nearby shops—making it perfectly suited for modern family living. The property features a double driveway providing ample off-road parking, leading to an enclosed garage with convenient internal access. A large porch welcomes you into a light and airy hallway, with double doors opening into a spacious main living room. The ground floor continues to impress with an extended rear reception room and an extended open-plan modern kitchen and diner, complete with a side passageway for additional practicality and storage options. To the first floor, a generous landing gives access to two well-sized double bedrooms, a third single bedroom, and a modern fitted family bathroom complemented by a separate WC. The rear of the property offers a low-maintenance garden, featuring a patio area and lawn, ideal for outdoor dining, relaxation, or children's play. With no upward chain and offering fantastic potential for first-time buyers, this delightful home is ready for its next chapter. **HURRY BEFORE YOU'RE TOO LATE - NO UPWARD CHAIN!**

Accessed from the fore via brick block driveway offering off road parking leading single garage front and to double glazed entrance door, into;

PORCH: 10'6 x 2'7: A spacious porch area having double glazed windows and internal door into;

HALLWAY: 12'1 max, 8'2 min x 7'2: A light and airy entrance with stairs to first floor, cloakroom store cupboards, radiator and door into;

LIVING ROOM: 12'0 x 15'6: A great size living space with fire surround and fire, radiator and double doors into;

EXTENDED SITTING ROOM: 11'1 x 7'6: A further good size extended living / dining space with radiator and double glazed window and door to rear.

EXTENDED FITTED KITCHEN/DINER: 6'9 x 17'5: A extended open plan modern fitted kitchen / diner with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, cooker with electric hob, tiling to splashback, tiling to floor, space and plumbing for washing machine, space for fridge freezer, radiator and door into;

SIDE PASSAGEWAY: 5'2 max, 3'5 min x 24'7: Door access to front and rear.

LANDING: 5'7 x 2'4: Access into loft and doors into;

BEDROOM ONE: 12'1 max, 10'3 (wardrobe) x 10'7: A great size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM TWO: 8'8 x 12'7: A further good size double bedroom with double glazed window to front and radiator.

BEDROOM THREE: 7'5 x 9'2: A final bedroom with double glazed window to front and radiator.

BATHROOM: 6'9 x 7'1: A modern fitted suite with panelled bath, walk in shower cubicle, wash hand basin, tiling to walls, tiling to floor, chrome ladder style radiator and double glazed opaque window to rear.

SEPARATE W.C: 2'7 x 3'7: Fitted with close couple W.C, tiling to floor and walls and double glazed opaque window.

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

GARAGE: 7'7 x 14'1: Having double front opening doors, light and power. (Please check the suitability of this garage for your own vehicle)

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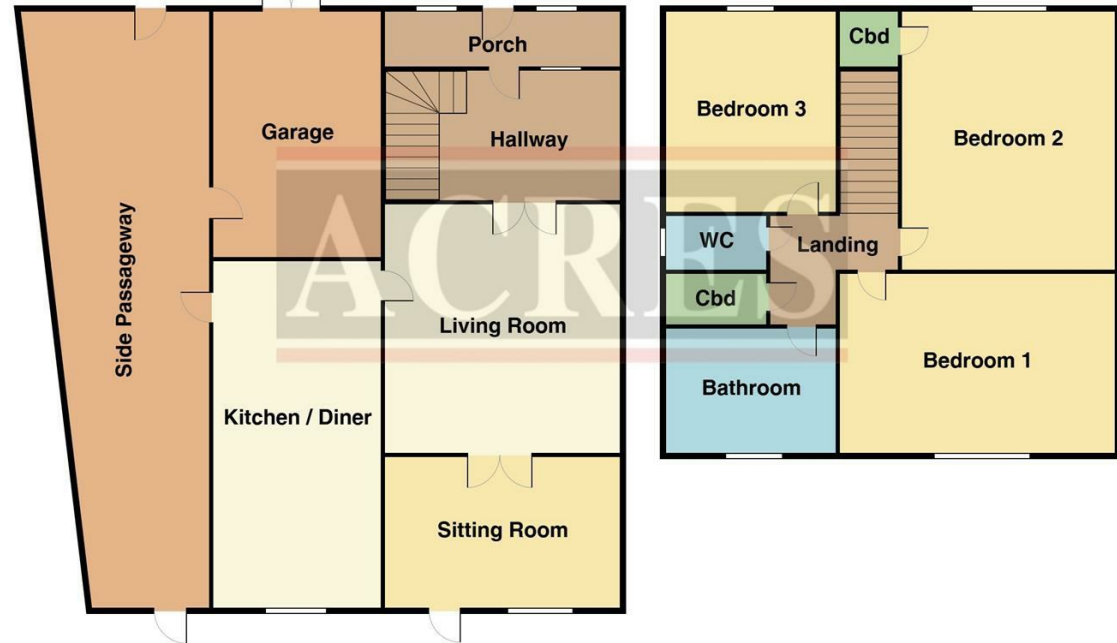
COUNCIL TAX BAND : C **COUNCIL :** Sandwell

VIEWING: Highly recommended via Acres on 0121 358 6222

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	



Spouthouse Lane, Great Barr, B43 5PX



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.