ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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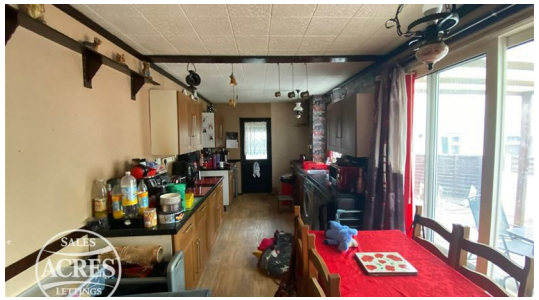
- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- SPACIOUS LOUNGE
- FITTED KITCHEN/DINER
- FAMILY BATHROOM
- LARGE CORNER PLOT WITH AMPLE OFF ROAD PARKING
- REAR GARDEN WITH PATIO AREA
- ACCESS TO LOCAL SCHOOLS AND SHOPS
- IDEAL FIRST TIME BUY
- POTENTIAL TO EXTEND (STPP)



CONISTON CRESCENT, GREAT BARR, B43 5NX - OFFERS AROUND £200,000

Set in the heart of Great Barr, this well presented three-bedroom semi-detached family home enjoys a highly convenient location with excellent access to local shops, well-regarded schools and superb public transport links, making it an ideal choice for families and first-time buyers alike. The property is approached via a generous driveway providing ample off-road parking for three cars with an enclosed porch leading into a welcoming entrance hallway. The ground floor offers a fitted kitchen/diner with ample storage and workspace, separate utility room and downstairs guest W.C. Spacious front living room, creating a versatile and inviting living space. Upstairs, a landing provides access to two well-proportioned double bedrooms, a third single bedroom and a family shower room. Outside, the rear garden has been thoughtfully designed for low-maintenance living, featuring a patio seating area with a lawn, providing an excellent space for relaxing or entertaining. This accommodation in a sought-after Great Barr location, making it an outstanding opportunity for first-time buyers, growing families or those simply seeking a property ready to move straight into. HURRY BEFORE YOU'RE TOO LATE - IDEAL FIRST TIME BUY!
Accessed from the fore via large brick block driveway offering ample off road parking leading to double glazed entrance door, into;

PORCH: Double glazed windows and internal door into:

HALLWAY: A light and airy entrance with stairs to first floor and access to lounge.

LIVING ROOM: 20.6 max, 11’4 min x 11’5 max, 9’8 min: A great size living space with fire surround and fire, radiator and double glazed bay window to front.

FITTED KITCHEN/DINER: 20’3 x 7’8: Fitted kitchen with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, space and plumbing for washing machine, space for fridge freezer, dining area having double glazed sliding doors to rear.

UTILITY ROOM: 19’3 x 3’3: An added really useful space for storage or ones own use.

GUEST W.C: Fitted with close couple W.C and wash hand basin.

LANDING: Doors into;

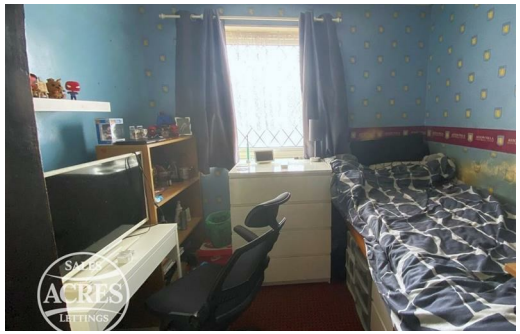
BEDROOM ONE: 9’10 max, 11’6 x 11’6 max, 12’10: A great size double bedroom with double glazed window to front and radiator.

BEDROOM TWO:12’10 x 8’2: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 4’3 x 8’2: A final bedroom with double glazed window to front and radiator.

BATHROOM: 11’1 x 6’7: A fitted suite with walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C, tiling to walls, tiling to floor, radiator and double glazed opaque window to rear.

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



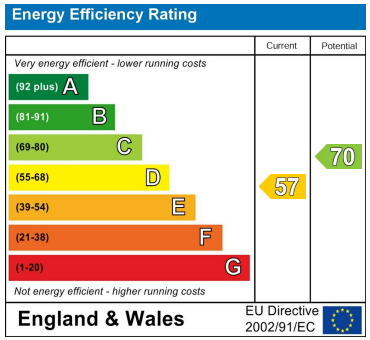
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

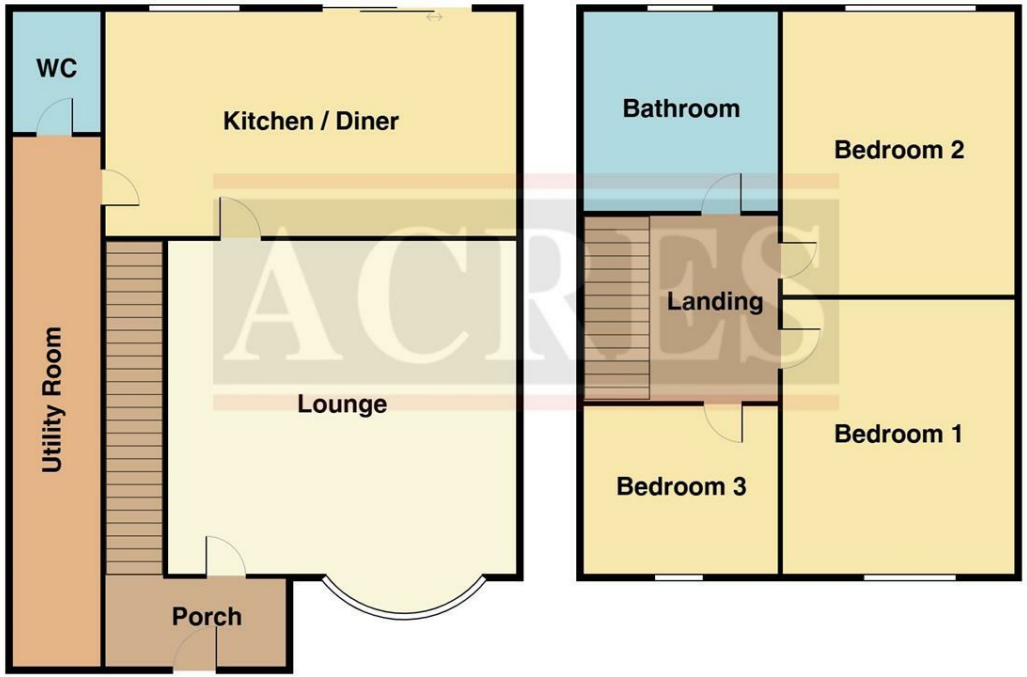
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : A COUNCIL : Sandwell

VIEWING: Highly recommended via Acres on 0121 358 6222



Coniston C, Great Barr, B43 5NX



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.