ACRES

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- STUNNING DETACHED FAMILY HOME
- FOUR SPACIOUS BEDROOMS
- MASTER BEDROOM WITH EN SUITE
- MODERN RE-FITTED FAMILY BATHROOM
- WELL PRESENTED DINING ROOM
- STUNNING LIVING ROOM
- LARGE CONSERVATORY
- MODERN FITTED KITCHEN
- DOWNSTAIRS GUEST W.C.
- OFF ROAD PARKING TO FRONT & INTERNAL GARAGE

JILL AVENUE, GREAT BARR, B43 6DH - OFFERS OVER £455,000

A beautifully presented and spacious four-bedroom detached family home, ideally situated in a quiet cul-de-sac in the heart of Great Barr, just off the sought-after Pear Tree Estate. Perfectly positioned for fantastic local schooling, excellent public transport links, and nearby shops, this property offers an ideal blend of comfort, style, and practicality. To the front, the home features a large driveway providing ample off-road parking, leading into a light and airy hallway. The ground floor comprises a modern formal dining room, a spacious living room complete with a feature media wall and inset fire, and access through to a large conservatory, ideal for additional family or entertaining space. The property further benefits from a modern fitted kitchen, a guest downstairs WC, and an internal garage offering excellent storage or conversion potential. To the first floor are three generous double bedrooms, including a master bedroom with a modern ensuite shower room, and a fourth single bedroom. A stunning modern family bathroom completes the upper floor. To the rear, the property boasts a large, beautifully maintained garden featuring a patio area to the fore, steps leading to a well-kept lawn, and a wooden outhouse to the far rear, perfect for storage or use as a summer house. This wonderful home offers spacious family living in a highly desirable and peaceful location — a must-see for families seeking quality and convenience in Great Barr. HURRY BEFORE YOU'RE TOO LATE!

Accessed from the fore via deep driveway offering ample off road parking along with access to garage front and leading to double glazed entrance door. Into;

HALLWAY:17’9 x 6’0: A spacious light and airy entrance having stairs to first floor with hidden storage drawers, radiator and doors into;

DINING AREA: 13’0 x 8’6: A good size formal dining area with double glazed window to front and side along with desk / office space and radiator.

LIVING AREA: 15’0 x 12’6: A great size living area with feature media wall / inset fire, radiator and double glazed double doors into;

CONSERVATORY: 11’8 x 11’0: A great additional living space with double glazed windows and double glazed double doors to rear garden.

FITTED KITCHEN: 11’7 x 10’2: 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, integrated double oven, gas hob with extractor hood over, tiling to splashback, breakfast bar, space and plumbing for washing machine and dishwasher, space for tumble dryer, radiator and double glazed door to rear.

GUEST W.C: 5’8 x 2’9: Fitted with close couple W.C, wash hand basin and double glazed opaque to front.

LANDING: 5’10 x 5’8: A light and airy landing with access into loft and doors into;

BEDROOM ONE: 11’10 max x 9’11 (wardrobe) 10’6: A great size double bedroom with double glazed window to front and radiator along with door into;

ENSUITE: 5’9 x 5’8: A modern re-fitted suite with walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C, black ladder style radiator, tiling to floor and walls and double glazed opaque window to side.

BEDROOM TWO 12’8 max x 10’9 (wardrobe) 9’3: A further good size double bedroom with built in wardrobe system, double glazed window to front and radiator.

BEDROOM THREE: 10’11, 8’0 max x 6’0 (wardrobe): A third bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM FOUR: 10’2 max, 8’6 min x 9’0 max, 7’1 (wardrobe): A final bedroom with radiator and double glazed window to rear.

BATHROOM: 6’11 x 5’6: A stunning modern re-fitted suite with freestanding bath, mixer tap over, walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C., tiling to walls, radiator and double glazed opaque window to rear.

GARAGE: Up and over garage door to front , ceiling light and power points along with space and plumbing for washing machine and dryer and housing newly fitted gas central heating boiler. (Please check the suitability of this garage for your own vehicle)

REAR GARDEN: A good size beautifully maintained garden with paved patio area and steps leading up to lawn with wooden outhouse along with fencing to borders.

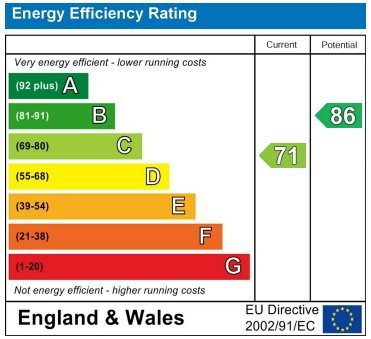
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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: E COUNCIL: Sandwell

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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.