

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
- SPACIOUS LIVING / DINING ROOM
- CONSERVATORY
- MODERN FITTED KITCHEN
- THREE SPACIOUS BEDROOMS
- FAMILY BATHROOM
- LOW MAINTAINANCE REAR GARDEN
- OFF ROAD PARKING TO FRONT
- NO UPWARD CHAIN
- IDEAL FIRST TIME BUY



FODEN ROAD, GREAT BARR, B42 2EH - OFFERS OVER £240,000

Charming 3-Bedroom Home in the heart of Great Barr – Ideal for First-Time Buyers! Step into this beautifully presented 3-bedroom property, perfectly situated in the popular and well-connected area of Great Barr. Recently redecorated and new carpets throughout, this home is ready to move into – ideal for first-time buyers or anyone looking for a comfortable, stylish space to call their own. Inside, you'll find a bright and spacious lounge, ideal for relaxing or entertaining. The property also benefits from a modern fitted kitchen and a well-appointed family bathroom, offering everything you need for easy everyday living. Upstairs boasts three good-sized bedrooms, perfect for growing families, guests, or creating your ideal home office space. Outside, enjoy a low-maintenance garden – a fantastic space for entertaining or unwinding, with plenty of room for seating, BBQs, or enjoying the sunshine. Location highlights include: Close to highly regarded local schools Excellent transport links with easy access to main roads and public transport Nearby amenities including shops, parks, and leisure facilities. Don't miss out on this fantastic opportunity in a sought-after location. Accessed from the fore via block paved driveway offering off road parking, leading to;

PORCH: Double glazed entrance door and window, leading into;

HALLWAY: Stairs to first floor, radiator and doors into;

LOUNGE/DINER: 15'10 max, 13'11 min x 13'11: A great size living area with two radiators, single glazed window to side and double glazed window.

FITTED KITCHEN: 8'10 x 9'10: Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to front, integrated double oven, gas hob, tiling to splashback, storage cupboard housing central heating boiler, space and plumbing for washing machine, radiator and door to side access.

CONSERVATORY: 19'0 x 4'11: Double glazed window, double glazed door to side access and double glazed double doors to rear.

LANDING: Doors into;

BEDROOM ONE: 9'11 x 9'0: A great size double bedroom with built in storage , double glazed window to rear and radiator.

BEDROOM TWO: 14'0 x 8'0: A further good size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM THREE: 11'0 x 7'0: Double glazed window to rear and radiator.

BATHROOM: Fitted suite with panelled bath, shower over, wash hand basin, close couple W.C., tiling to walls, ladder style heated towel radiator, and double glazed opaque window to front.

REAR GARDEN: A good size garden with paved patio area and lawn with fencing to borders, storage shed with power and shed currently used as a bar.

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: B.

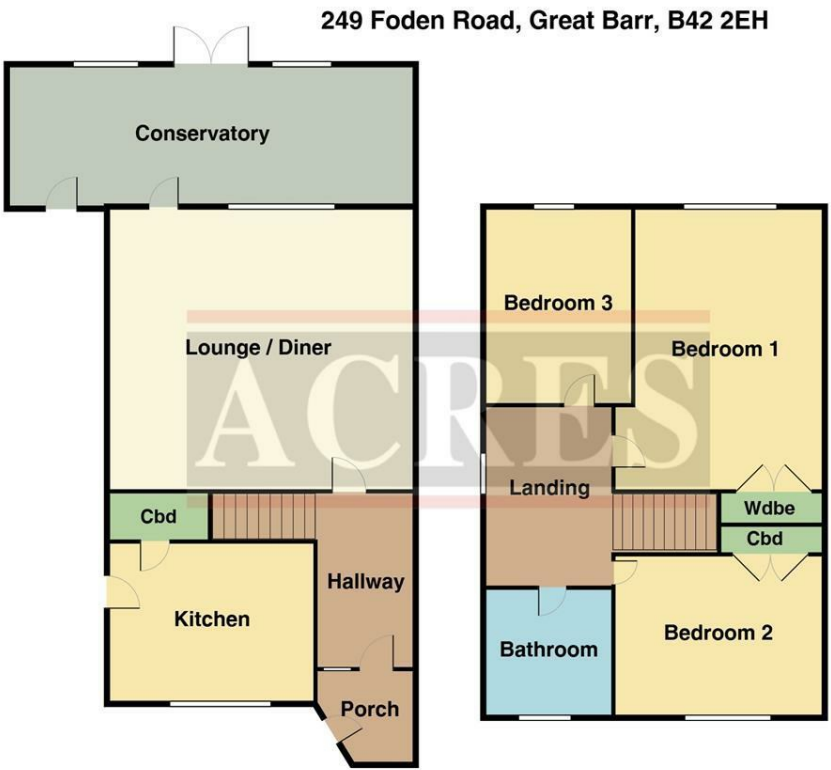
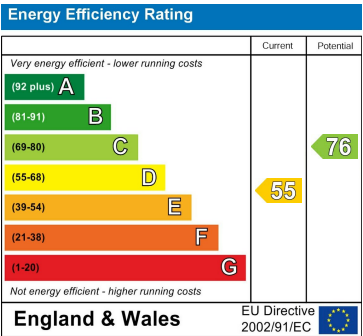
VIEWING: Recommended via Acres on 0121 358 6222.



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 : B

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.