ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
0121 358 6222 greatbarr@acres.co.uk @ www.acres.co.uk

- EXTENDED SEMI DETACHED FAMILY HOME
- THREE SPACIOUS BEDROOMS
- SPACIOUS LIVING ROOM
- SEPARATE DINING ROOM
- WELL PRESENTED CONSERVATORY
- LARGE FITTED KITCHEN
- DOWNSTAIRS GUEST W.C.
- MODERN FAMILY SHOWER ROOM
- OFF ROAD PARKING TO FRONT
- IDEAL FIRST TIME BUY

APPLETON AVENUE, GREAT BARR, B43 5NA - OFFERS AROUND £285,000

Set in the heart of Great Barr, this spacious and beautifully presented extended 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, with an enclosed porch leading into a welcoming entrance hallway. The ground floor offers a modern fitted kitchen with ample storage and workspace, flowing through to a separate dining room, perfect for family meals and entertaining. Double doors open into a spacious front living room, creating a versatile and inviting living space. Completing the ground floor is a bright conservatory overlooking the rear garden and a convenient guest W.C. Upstairs, a spacious landing provides access to two well-proportioned double bedrooms, a particularly generous third single bedroom and a stylish, modern family shower room, all presented to a high standard. Outside, the rear garden has been thoughtfully designed for low-maintenance living, featuring a patio seating area with steps leading up to a well-kept lawn, providing an excellent space for relaxing or entertaining. Finished to an excellent standard throughout, this superb home offers spacious and versatile 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 brick block driveway offering off road parking leading to double glazed entrance door, into;

PORCH: 5’8 x 2’1: Double glazed windows and internal door into;

HALLWAY: 6’2 max, 3’6 min x 8’9: A light and airy entrance with stairs to first floor, understairs storage cupboard, radiator and doors into;

LIVING ROOM: 11’8 max, 10’6 min x 14’9 (bay): A great size living space with fire surround and fire, radiator and double glazed bay window to front and double doors leading into;

DINING ROOM: 10’8 max, 9’6 min x 12’8: A further good size living / dining space with radiator and double doors into;

CONSERVATORY: 8’8 x 9’5: Having double glazed windows and double glazed double doors to rear garden.

FITTED KITCHEN: 7’4 x 15’8: A spacious fitted kitchen with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, gas hob with extractor hood over, tiling to splashback, tiling to floor, space and plumbing for washing machine, space for fridge freezer, cupboard space, radiator and double glazed door to side passageway.

GUEST W.C: 2’5 x 7’3: A modern fitted suite with close couple W.C, wash hand basin set into vanity unit, chrome ladder style radiator, tiling to floor and double glazed opaque window.

LANDING: 7’7 max, 3’6 min x 7’5: Double glazed window and doors into;

BEDROOM ONE: 11’8 max, 9’1 (wardrobe) x 15’11 (bay): A great size double bedroom with built in wardrobe system, double glazed bay window to front and radiator.

BEDROOM TWO: 10’8 x 13’6: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 7’4 x 9’7: A final spacious bedroom with double glazed window to rear and radiator.

SHOWER ROOM: 6’1 x 8’5: A modern fitted suite with walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C, tiling to part walls, tiling to floor, radiator and double glazed opaque window to front.

REAR GARDEN: A good size garden with paved patio area, steps leading up to lawn with mature plants, shrubs and trees along with fencing to borders.

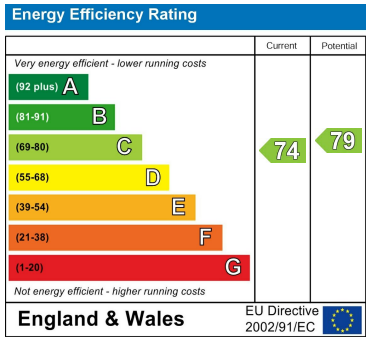
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

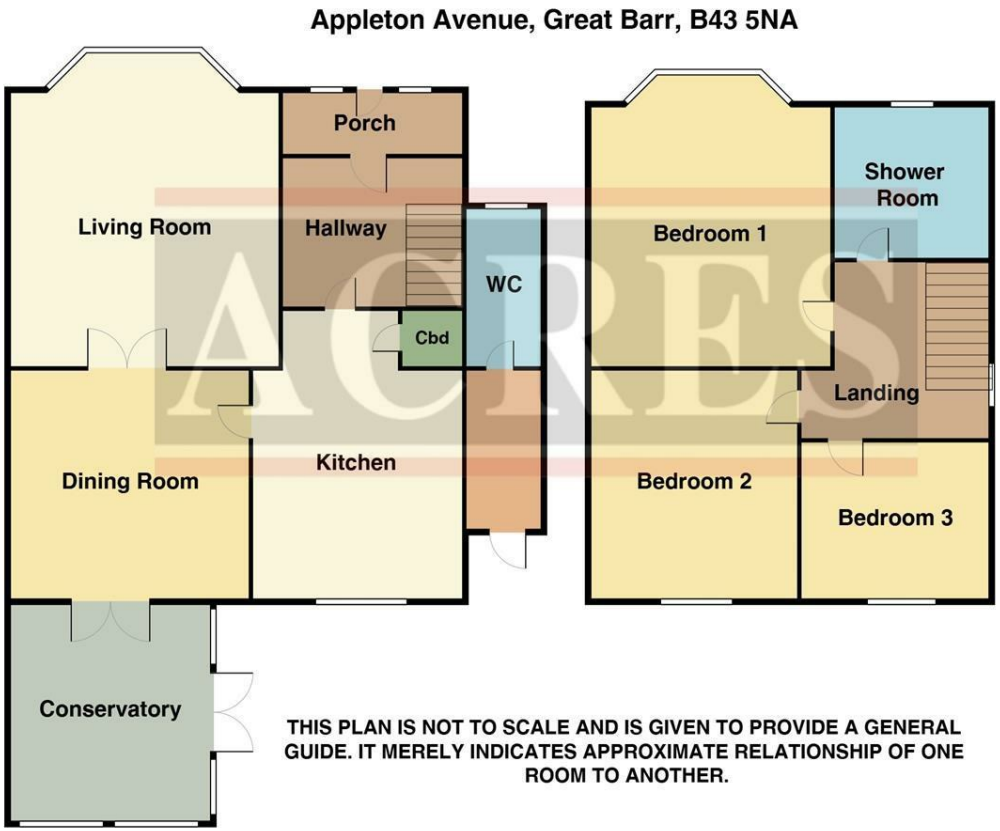
The Property Ombudsman

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 : C COUNCIL : Sandwell

VIEWING: Highly recommended via Acres on 0121 358 6222





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.