

# ACRES

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- MID TERRACED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- THREE SPACIOUS RECEPTION ROOMS
- MODERN FITTED KITCHEN
- SPACIOUS FAMILY BATHROOM
- LARGE CELLAR / STORE AREA
- LARGE WELL MAINTAINED REAR GARDEN
- PRIME LOCATION
- IDEAL INVESTMENT
- NO UPWARD CHAIN



**ST. PETERS ROAD, HANDSWORTH, B20 3RR - OFFERS OVER £275,000**

Acres are honoured to offer for sale this spacious and superb four double bedroom traditional styled mid terraced property. Benefiting from double glazing and gas central heating (both where specified). The interiors include enclosed porch leading into entrance hall, large front reception room currently used as living room, separate second reception room used as further sitting room along with a third reception room used as dining room feeding into modern fitted kitchen with further access into large cellar. To the first floor are three double bedrooms and a fitted family bathroom along with further staircase leading to the second floor offering a final fourth double bedroom. Outside is a fore courtyard garden and to the rear is a spacious well manicured garden with patio to fore leading to large lawn. Viewing is essential to appreciate this incredible family home. The property also benefits solar panel's and heat pump source creating fantastic efficiency throughout the property! **HURRY BEFORE YOU'RE TOO LATE - NO UPWARD CHAIN!**

Accessed from the fore via paved footpath leading to entrance door, into;

**PORCH:** 4'3 x 3'6: Internal door into;

**HALLWAY:** 5'6 max, 2'7 min x 21'9: A spacious light and airy hallway with stairs to first floor, radiator, double glazed window and doors into;

**FRONT RECEPTION ROOM:** 12'3 max, 11'1 min x 15'9 (bay): A great size living area with fire surround and fire, radiator and double glazed bay window to front.

**REAR RECEPTION ROOM:** 10'7 max, 9'5 min x 14'4: A further good sized reception room with fire surround, radiator and double glazed window to rear.

**SITTING/DINING ROOM:** 8'8 max, 7'6 min x 17'8: A third spacious reception room with sitting & dining area with radiator and double glazed window to side along with door into;

**FITTED KITCHEN:** 8'7 x 8'7: 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 side, integrated oven, gas hob with extractor hood over, tiling to splashback, space and plumbing for washing machine and tumble dryer and double glazed door to rear.

**FIRST FLOOR LANDING:** 5'6 max, 2'9 min x 14'4: A spacious light and airy landing, doors into;

**BEDROOM ONE:** 16'9 x 13'2: A great size double bedroom with double glazed window to front and radiator.

**BEDROOM TWO:** 10'6 max, 9'4 min x 14'4: A further good size double bedroom with double glazed window to rear and radiator.

**BEDROOM THREE:** 8'8 x 11'3: A third double bedroom with double glazed window to rear and radiator.

**BATHROOM:** 5'5 x 11'2: A fitted suite with corner panelled bath, shower over, wash hand basin, close couple W.C., tiling to walls, radiator and double glazed opaque window to side.

**SECOND FLOOR LANDING:** 3'0 x 2'6: Door into;

**BEDROOM FOUR:** 16'9 max, 4'9 min x 22'1 max, 12'3 min: A final spacious double bedroom with double glazed windows to front and rear and radiator.

**CELLAR:** 14'9 max, 7'8 min x 30'5: A fantastic additional space ideal for storage or potential conversion.

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

**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:** A.

**VIEWING:** Recommended via Acres on 0121 358 6222.





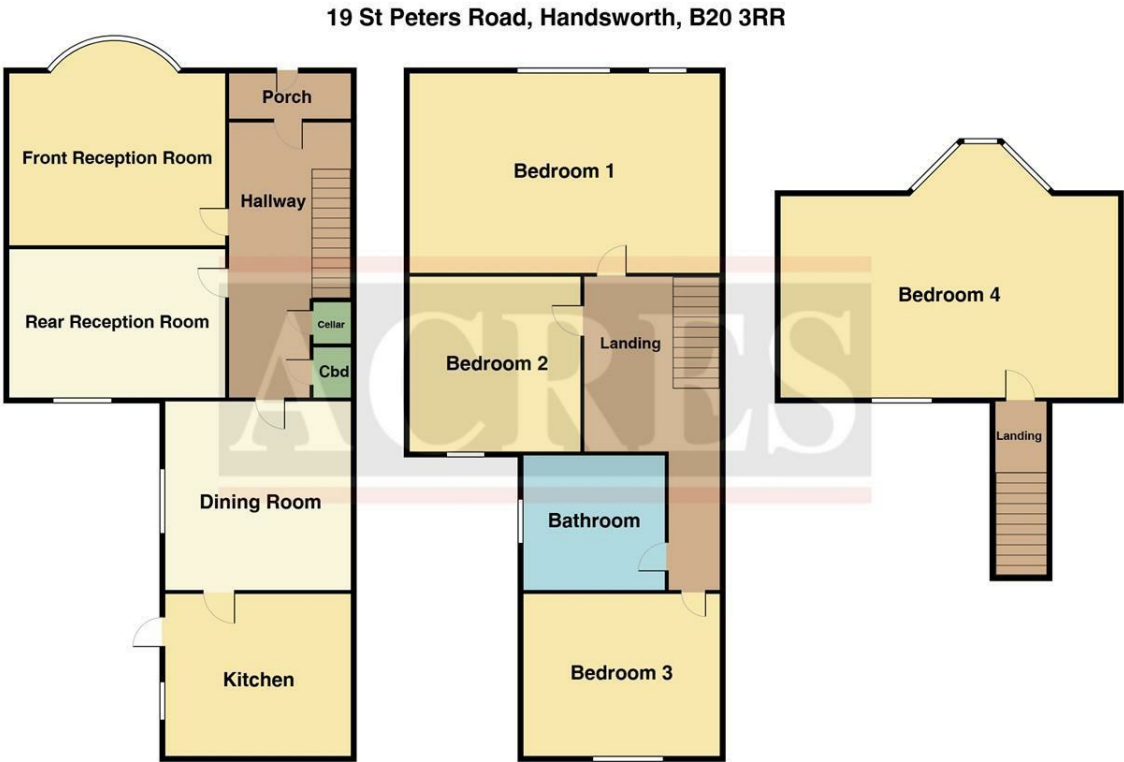


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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (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 |                         |           |
|   | 83                      | 86        |
| England & Wales                             | EU Directive 2002/91/EC |           |



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.