

ACRES

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- EXTENDED SEMI DETACHED FAMILY HOME
- THREE SPACIOUS BEDROOMS
- WELL PRESENTED LIVING ROOM
- OPEN PLAN KITCHEN / DINER
- EXTENDED GROUND FLOOR SHOWER ROOM
- ADDITIONAL FIRST FLOOR FAMILY BATHROOM
- OFF ROAD ALLOCATED PARKING X3 SPACES
- LOW MAINTENANCE REAR GARDEN
- IDEAL FIRST TIME BUY
- QUIET CUL-DE-SAC LOCATION



THROSTLES CLOSE, GREAT BARR, B43 5PE - OFFERS OVER £265,000

Situated in a quiet cul-de-sac location in the heart of Great Barr, this spacious and well-presented semi-detached family home offers an excellent opportunity for first-time buyers, families, and those looking to take their next step on the property ladder. Ideally positioned with convenient access to local shops, highly regarded schools, and excellent public transport links, the property combines comfortable living accommodation with a sought-after residential setting. The property benefits from allocated off-road parking and is approached via an attractive frontage. Internally, a welcoming and spacious entrance hallway provides access to a well-presented living room, creating a comfortable space for relaxation and everyday family living. The accommodation flows seamlessly into a modern open-plan kitchen and dining area, offering ample space for cooking, dining, and entertaining guests. To the rear of the property, a useful lobby area provides access to the rear garden, side access to the front of the property, and entry into a stylish and extended family shower room, fitted with contemporary fixtures and fittings. To the first floor, a spacious landing leads to two generous double bedrooms, a well-proportioned single bedroom, and a fitted family bathroom, providing flexible accommodation to suit a variety of family needs. Externally, the rear garden has been designed with low maintenance in mind, featuring extensive patio areas that provide excellent space for outdoor seating, entertaining, and enjoying the warmer months. Offering spacious accommodation throughout, modern features, and a highly convenient location, this fantastic home is perfectly suited to first-time buyers and early viewing is highly recommended to fully appreciate everything it has to offer. **HURRY BEFORE YOU'RE TOO LATE!**

Accessed from the fore via low maintenance front garden and pathway leading to double glazed entrance door, into;

HALLWAY: 4'5 x 4'8: A light and airy entrance with stairs to first floor, radiator and door into;

LIVING ROOM: 11'9 max, 10'3 min x 14'1: A great size living space with radiator and double glazed window to front.

OPEN PLAN KITCHEN/DINER: 15'3 x 8'6: 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, space and plumbing for washing machine, space for fridge freezer, radiator to dining area and door into;

DOWNSTAIRS SHOWER ROOM: 8'1 x 5'4: Fitted with walk in shower cubicle, wash hand basin, close couple W.C, tiling to floor and walls and double glazed opaque window to rear.

LANDING: 3'1 x 8'7: Doors into;

BEDROOM ONE: 8'7 x 11'7: A great size double bedroom with built in wardrobe system, double glazed window to front and radiator.

BEDROOM TWO: 8'6 x 11'3: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 6'4 x 8'4: A final bedroom with double glazed window to rear and radiator.

BATHROOM: 6'3 x 5'9: A fitted suite with panelled bath, shower over, wash hand basin, close couple W.C, tiling to walls, tiling to floor, radiator and double glazed opaque window to front.

REAR GARDEN: A good size low maintenance paved rear garden 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: C

VIEWING: Recommended via Acres on 0121 358 6222.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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COUNCIL TAX BAND : C **COUNCIL :** Sandwell

VIEWING: Highly recommended via Acres on 0121 358 6222

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Throstles Close, Great Barr, B43 5PE



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.