



- EXTENDED SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- MODERN FITTED KITCHEN
- EXTENDED OPEN PLAN LOUNGE / DINER
- DOWNSTAIRS GUEST W.C.
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- LARGE OUTHOUSE / REAR DOUBLE GARAGE
- LOW MAINTAINANCE REAR GARDEN
- NO UPWARD CHAIN



**SANDRINGHAM ROAD, GREAT BARR, B42 1PX - OFFERS OVER £280,000**

Acres are delighted to offer for sale this extended and very well presented three bedroom semi-detached family home! Ideally situated on a sought after road with fantastic local schooling and public transport links. Benefiting from double glazing and gas central heating (both where specified). The interiors include spacious enclosed porch, light and airy hallway, a spacious modern fitted kitchen to front and exceptionally large / extended open plan lounge / diner to rear with bi-fold doors to rear! To the first floor are two double bedrooms along with good sized third bedroom and beautiful re-fitted modern family bathroom. Outside is a fore garden with block paved driveway allowing off road parking to front and to the rear is a generous garden with patio leading to lawn. To far rear is a double garage / outhouse with communal rear access. HURRY BEFORE YOU'RE TOO LATE – NO UPWARD CHAIN – IDEAL FIRST TIME BUY!

Accessed via driveway allowing off road parking for multiple cars along with door leading into;

**PORCH:** 3'8 x 4'4: Double glazed entrance door, double glazed windows and door leading into;

**HALLWAY:** 5'2 max, 2'6 min x 13'4: A light and airy hallway with stairs to first floor, radiator and doors into;

**DOWNSTAIRS GUEST W.C:** 2'1 x 4'1: A modern fitted suite with close couple W.C, wash hand basin, tiling to walls and double glazed window to side.

**EXTENDED LOUNGE/DINER:** 23'10 x 16'4: A tremendous sized living and dining area with under floor heating, tiling to floor and double glazed bi-fold doors to rear.

**FITTED KITCHEN:** 10'7 x 14'7 (into bay): A modern re-fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer, integrated oven, gas hob with extractor hood over, tiling to splashback, tiling to floor, space and plumbing for washing machine, integrated fridge freezer, under floor heating and double glazed bay window to front.

**LANDING:** 3'3 x 7'1: Double glazed opaque window to side and doors into;

**BEDROOM ONE:** 10'0 x 14'6: A great size double bedroom with double glazed bay window to front and radiator.

**BEDROOM TWO:** 9'9 x 11'11: A further good size double bedroom with double glazed window to rear and radiator.

**BEDROOM THREE:** 6'10 x 6'2: A final spacious single bedroom with double glazed window to front and radiator.

**BATHROOM:** A modern fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to rear.

**REAR GARDEN:** A good size garden with paved patio area and lawn with fencing to borders along with door leading into;

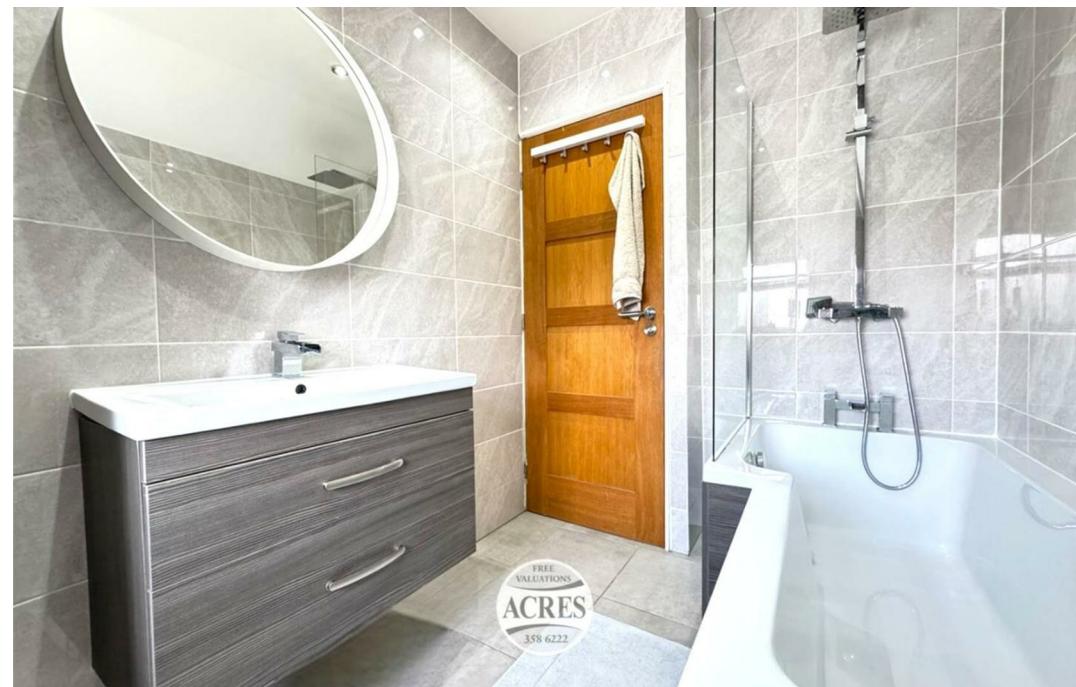
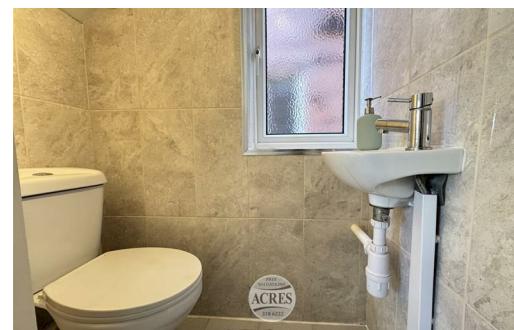
**REAR DOUBLE GARAGE / OUTHOUSE:** 21'9 x 14'2: A great additional space for ones own use. Accessed via communal rear access and allowing further off road parking or to be used as outhouse as currently used with ceiling lights and power points.

**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.



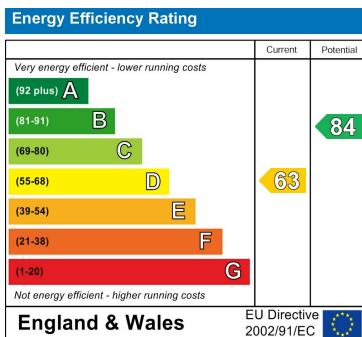
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TENURE:

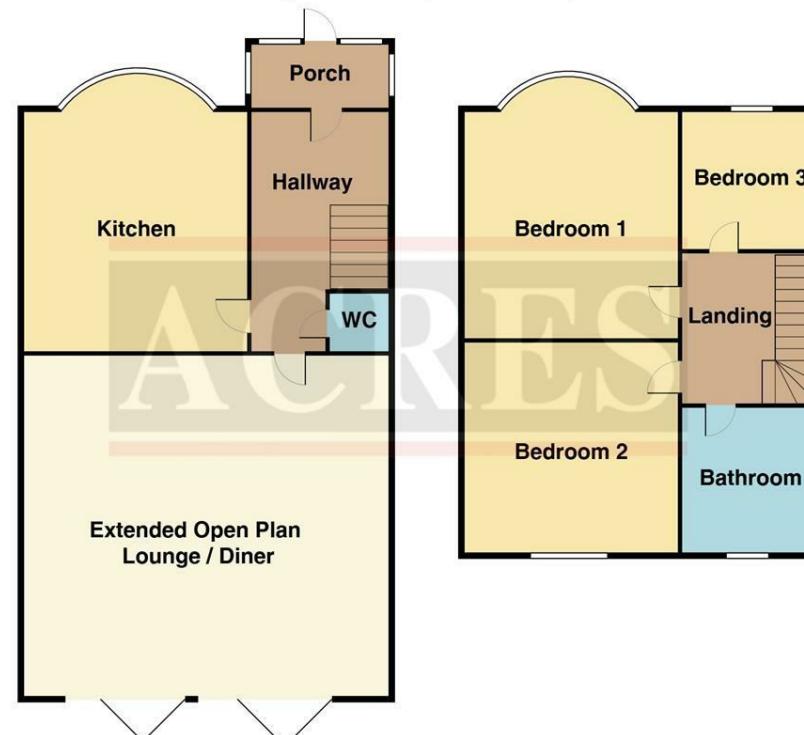
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COUNCIL TAX : C

VIEWING: Highly recommended via Acres on 0121 358 6222



87 Sandringham Road, Great Barr, B42 1PX



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.