

ACRES

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



- MID TERRACED FAMILY HOME
- THREE BEDROOMS
- SPACIOUS LIVING ROOM
- OPEN PLAN FITTED KITCHEN / DINER
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- POTENTIAL TO EXTEND (STPP)
- LANDSCAPED REAR GARDEN
- PRIME LOCATION
- IDEAL FIRST TIME BUY



CHELMORTON ROAD, GREAT BARR, B42 2QT - OFFERS OVER £230,000

Acres are delighted to offer for sale this high quality mid-terraced property located on The Beeches with fantastic local schooling, public transport links into Birmingham City Centre that benefits from double glazing and gas central heating (both where specified). The interiors include; light and airy hallway with doors into very well presented living room, open plan modern fitted kitchen / diner with door onto patio. To the first floor is a landing with doors into two double bedrooms, one single bedroom and modern family bathroom with white suite. Outside is a spacious driveway with parking space for multiple cars and to the rear is a stunning landscaped garden with patio to fore leading to large lawn. This is a very popular road so an early viewing is highly recommended to appreciate the high standard throughout! HURRY BEFORE YOU'RE TOO LATE - IDEAL FIRST TIME BUY!

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

HALLWAY: 5'4 max, 2'7 min x 11'9: Stairs to first floor, radiator and doors into;

LIVING ROOM: 9'8 max, 8'6 min x 14'4 (bay) 12'0 min: A great size living area with fire surround and fire, radiator, double glazed bay window to front and double glazed bay window to front.

OPEN PLAN KITCHEN/DINER: 15'4 x 9'8: A modern open plan fitted kitchen / diner with 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, double glazed door to rear and radiator along with dining space.

LANDING: 5'9 max, 2'6 min x 6'1: Access into loft and doors into;

BEDROOM ONE: 11'4 max, 9'3 min x 12'6: A great size double bedroom with double glazed window to front and radiator.

BEDROOM TWO: 11'4 x 9'9: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 6'7 max, 3'4 min x 8'9 max, 4'7 min: A final spacious single bedroom with double glazed window to front and radiator along with built in storage cupboard.

BATHROOM: 5'9 x 6'8: A modern fitted suite with panelled bath, shower over, wash hand basin, close couple W.C., tiling to walls, chrome ladder style radiator and double glazed opaque window to rear.

REAR GARDEN: A stunning landscaped garden with paved patio area to fore and steps leading to artificial lawn with fencing to borders along with further large lawn area.

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.



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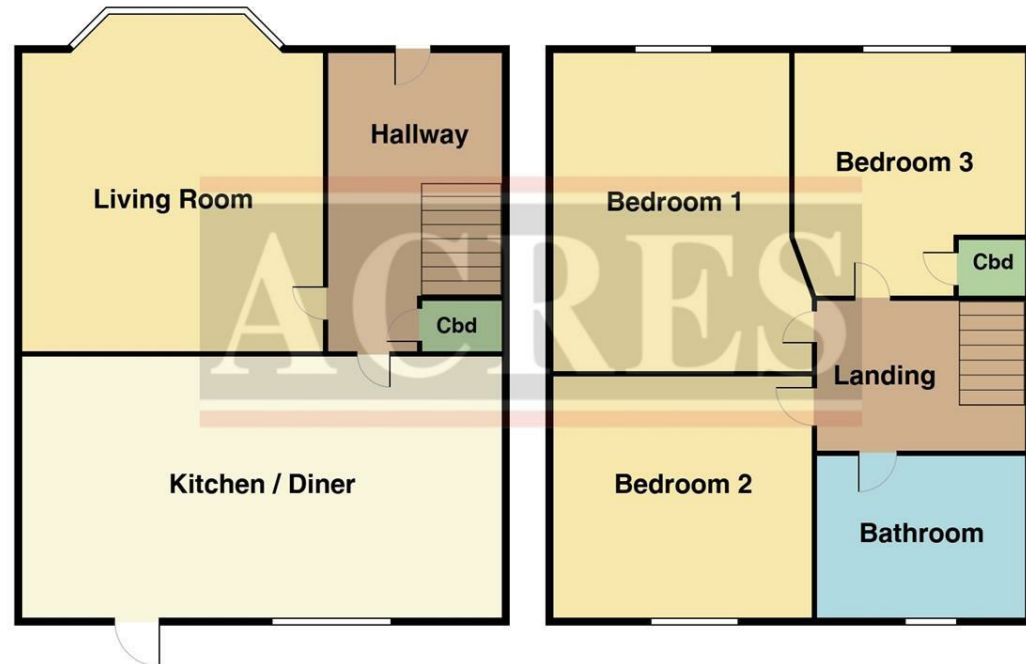
COUNCIL TAX : B

VIEWING: Highly recommended via Acres on 0121 358 6222

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive	
	2002/91/EC	



17 Chelmorton Road, Great Barr, B42 2QT



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.