ACRES

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

- HEAVILY EXTENDED SEMI DETACHED FAMILY HOME
- FIVE BEDROOMS (FOUR DOUBLE)
- SPACIOUS THROUGH LOUNGE / DINER
- ADDITIONAL SITTING ROOM
- EXTENDED MODERN FITTED KITCHEN
- DOWNSTAIRS MODERN SHOWER ROOM
- ADDITIONAL FIRST FLOOR MASTER FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- LARGE REAR GARDEN
- SOUGHT AFTER LOCATION

ANDERSON CRESCENT, GREAT BARR, B43 7ST - OFFERS AROUND £415,000

A heavily extended, spacious and exceptionally well-presented five-bedroom semi-detached family home, ideally positioned within a quiet cul-de-sac location in Great Barr. The property offers excellent access to fantastic local schooling, motorway links, shops and a range of other amenities. The property benefits from a large driveway providing ample off-road parking for multiple vehicles, with a front entrance leading into a spacious, light and airy hallway. The ground floor boasts a generous through open-plan living and dining room, an additional sitting room, a modern downstairs wet room with guest WC, and an extended modern fitted kitchen. To the first floor, a spacious landing provides access to four excellent-sized double bedrooms, two of which have been extended, together with a fifth single bedroom and a modern family shower room. To the rear is a tremendous-sized garden, offering an extensive patio area leading onto a generous lawn, providing an excellent outdoor space for families and entertaining. This fantastic home offers an exceptional standard of living throughout and is ideally suited to growing families seeking generous accommodation, versatile living space and excellent local amenities. HURRY BEFORE YOU'RE TOO LATE!

Accessed from the fore via lawned garden and driveway offering off road parking leading to double glazed entrance door, into;

HALLWAY: 5’9 max, 3’11 min x 17’7: A light and airy entrance with stairs to first floor, radiator and door into;

THROUGH LOUNGE/DINER: 9’9 max, 8’7 min x 29’9 (bay): A great size through living and dining space with fire surround and fire, radiators and double glazed bay window to front and double glazed double sliding doors to rear.

EXTENDED FITTED KITCHEN: 15’5 X 9’4: A modern and extended fitted kitchen with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, space for freestanding cooker with extractor hood over, tiling to splashback, space and plumbing for washing machine and dishwasher, space for fridge freezer, spotlights to ceiling, radiator and double glazed door to rear.

SITTING ROOM: 7’4 x 11’9: A great additional living space having radiator and double glazed window to front.

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

LANDING: 5’9 max, 2’7 min x 8’6: Doors into;

BEDROOM ONE: 10’2 x 12’9: A great size double bedroom with double glazed window to front and radiator.

BEDROOM TWO: 10’2 x 13’0: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 8’1 x 14’7: A third double bedroom with double glazed window to front and radiator.

BEDROOM FOUR: 8’9 x 12’4: A spacious fourth double bedroom having double glazed window to rear and radiator.

BEDROOM FIVE: 5’9 x 8’6: A final single bedroom with double glazed window to front and radiator.

BATHROOM: 6’2 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 walls, tiling to floor, radiator and double glazed opaque window to rear.

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

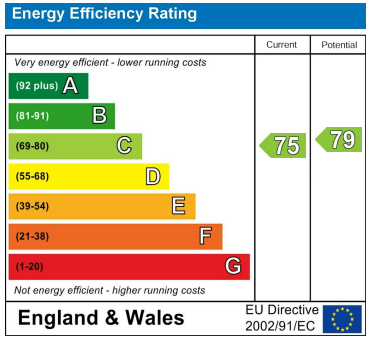
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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



Anderson Crescent, Great Barr, B43 7ST

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.