



- SEMI DETACHED FAMILY HOME
- HIGH SPEC THROUGHOUT
- THREE BEDROOMS
- SPACIOUS LIVING ROOM
- MODERN OPEN PLAN KITCHEN / DINER
- LARGE CONSERVATORY
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- FANTASTIC REAR GARDEN & OUTHOUSE STORE ROOM
- IDEAL FIRST TIME BUY



SOMERCOTES ROAD, GREAT BARR, B42 2JR - OFFERS AROUND £265,000

Set in the heart of Great Barr, this beautifully presented three-bedroom semi-detached home offers high-quality living with fantastic access to local schooling, public transport links, and a variety of nearby shops. The property benefits from a double driveway to the front, leading into a welcoming hallway. Inside, you'll find a bright reception room and a stylish open-plan kitchen-diner finished to a modern standard, flowing into a spacious conservatory that overlooks the garden. Upstairs, there are three well-proportioned bedrooms alongside a modern family bathroom. To the rear, the home boasts an exceptionally well-presented garden, complete with patio areas to both the front and rear, as well as a large storage unit, making it perfect for outdoor living and entertaining. NO UPWARD CHAIN - HURRY BEFORE YOU'RE TOO LATE!

Accessed from the fore via brick block driveway offering ample off road parking, leading to double glazed entrance door into;

PORCH: Having double glazed windows and internal door into;

HALLWAY: 5'4 max, 2'6 min x 12'1: A spacious hallway having stairs to first floor, radiator, really useful understairs cloak room storage and doors into;

LIVING ROOM: 9'7 max, 8'5 min x 14'5 (bay): A great size living area with fire surround, radiator and double glazed bay window to front.

OPEN PLAN KITCHEN/DINER: 15'5 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, electric hob with extractor hood over, integrated microwave, tiling to splashback, space and plumbing for washing machine, space for tumble dryer and fridge freezer, space for dining, radiator and double glazed double doors into;

CONSERVATORY: 13'1 x 12'7: A fantastic additional living space having double glazed windows and double glazed double doors to rear garden.

LANDING: 6'7 max, 2'7 min x 5'4: Doors into;

BEDROOM ONE: 8'6 max, 8'2 min x 12'8: A great size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 9'2 x 9'7: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 6'8 max, 3'4 min x 8'9 max, 5'2 min: A final bedroom having storage cupboard, double glazed window to front and radiator.

BATHROOM: 5'8 x 6'7: A modern fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, close couple W.C., tiling to walls, chrome ladder style radiator and double glazed opaque window to rear.

REAR GARDEN: A good size garden with paved patio area to fore and lawn with an abundance of mature plants, trees and shrubs, a further patio terrace to rear and fencing to borders along with a large store unit to far rear.

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.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

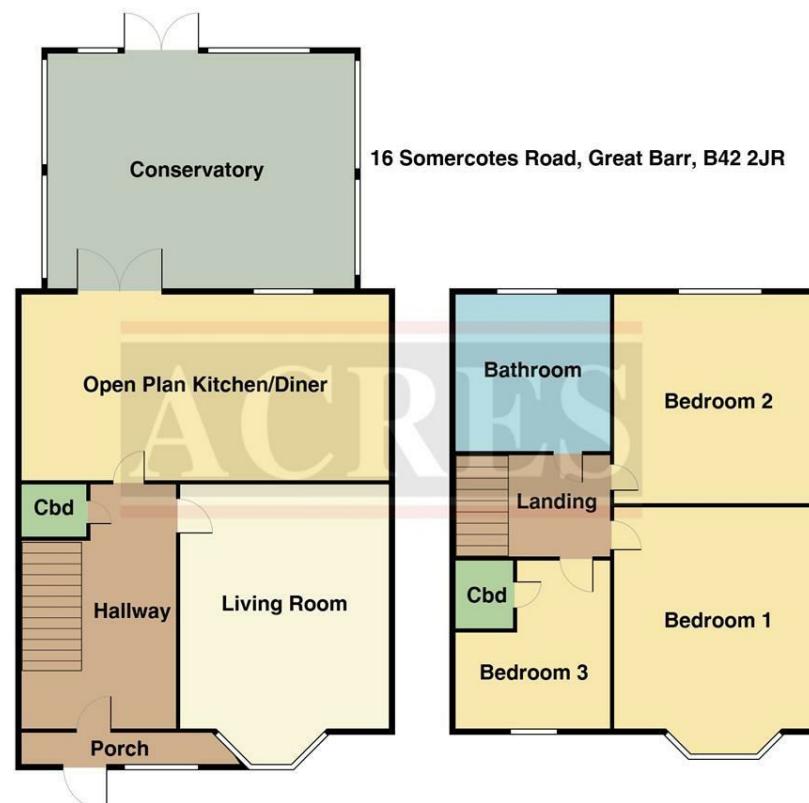
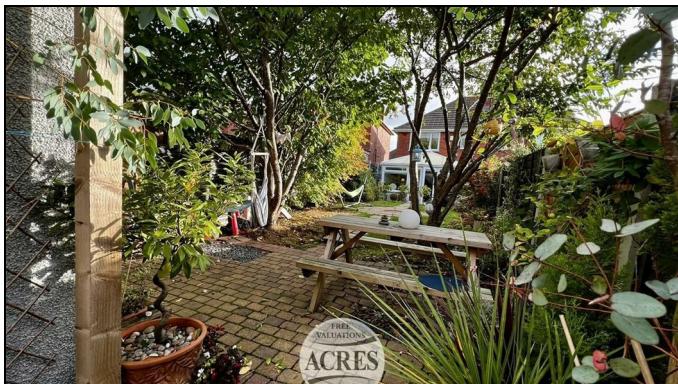
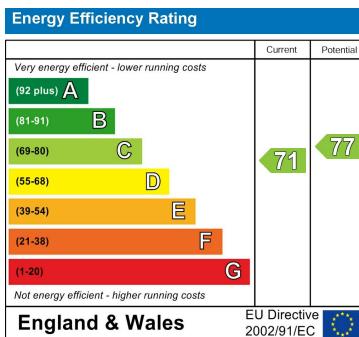


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THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

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.