

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- END OF TERRACED FAMILY HOME
- TWO SPACIOUS DOUBLE BEDROOMS
- SPACIOUS LIVING ROOM
- OPEN PLAN FITTED KITCHEN / DINER
- FITTED FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- LARGE REAR GARDEN
- POTENTIAL TO EXTEND (STPP)
- IDEAL FIRST TIME BUY
- NO UPWARD CHAIN



***CALSHOT ROAD, GREAT BARR, B42 2BZ - OFFERS OVER £170,000***

Set in the heart of Great Barr, this end-of-terrace family home is ideal for first-time buyers, enjoying close proximity to local shops, excellent public transport links, and highly regarded schooling. The property benefits from a generous double driveway to the front, leading into an internal hallway that grants access to a spacious front living room. Double doors open through to a modern open-plan kitchen and dining area, offering the perfect space for everyday family living and entertaining. To the first floor, a spacious landing leads to two well-proportioned double bedrooms and a fitted family bathroom. Externally, the property boasts a large rear garden featuring a patio area that opens onto an extensive lawn, providing superb outdoor space with the potential for future extension, subject to planning permission. With no upward chain and fantastic scope for personalisation and growth, this home presents an excellent opportunity for first-time buyers seeking a well-located and desirable property in Great Barr. **HURRY BEFORE YOU'RE TOO LATE!**

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

**HALLWAY:** 3'4 x 3'5: Stairs to first floor and door into;

**LIVING ROOM:** 11'9 max, 10'7 min x 13'9 (bay): A great size living area with radiator and double glazed bay window to front along with double doors leading into;

**OPEN PLAN KITCHEN/DINER:** 14'8 x 10'9: A spacious open plan fitted kitchen / diner 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, dining area having radiator and double glazed double sliding doors to rear patio.

**LANDING:** 2'5 x 3'3: Double glazed opaque window to side and doors into;

**BEDROOM ONE:** 11'9 x 11'4: A great size double bedroom with double glazed window to front and radiator.

**BEDROOM TWO:** 8'9 max, 8'2 min x 10'9: A further good size double bedroom with double glazed window to rear and radiator.

**BATHROOM:** 5'7 x 7'9: Fitted suite with panelled bath, shower over, wash hand basin, close couple W.C., tiling to walls, radiator and double glazed opaque window to rear.

**REAR GARDEN:** A good size garden with paved patio area and lawn along with fencing to borders.

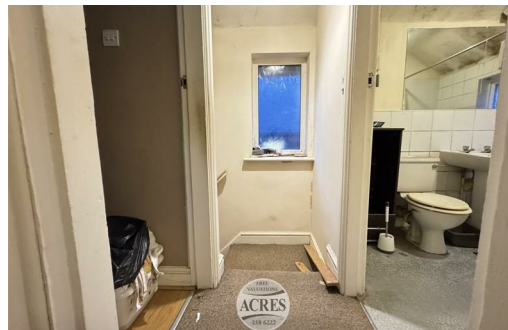
**TENURE:** We have been informed by the vendors that property is Freehold. (Please note that details of the tenure should be confirmed by any prospective purchaser's solicitor).

**FIXTURES & FITTINGS:** As per sales particulars.

**COUNCIL TAX BAND:** B.

**VIEWING:** Recommended via Acres on 0121 358 6222.





FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



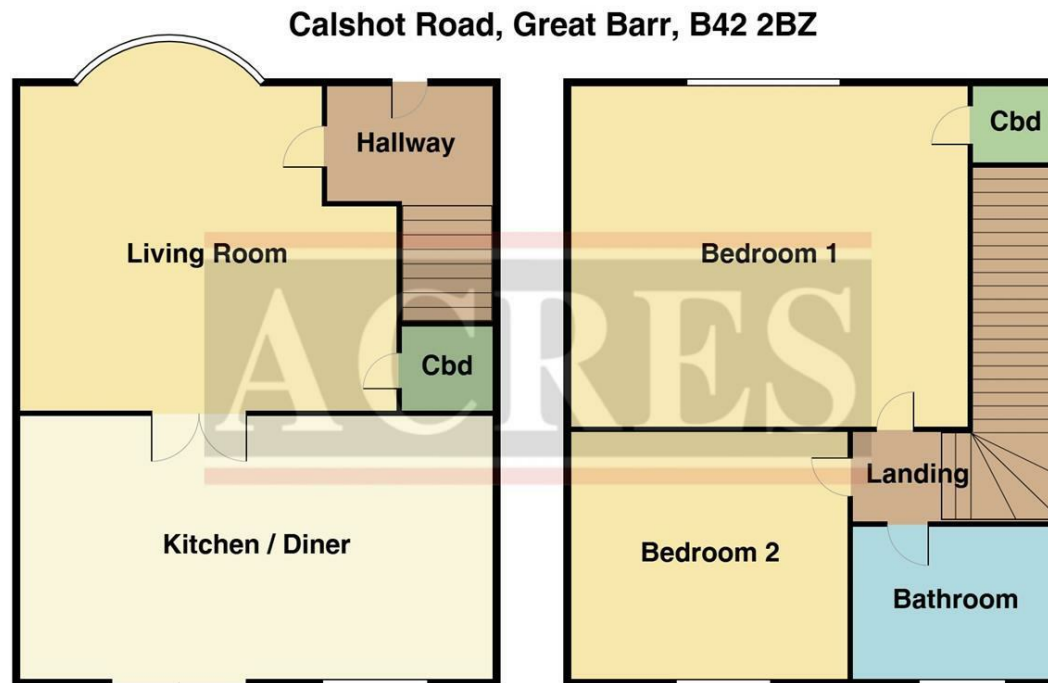


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**COUNCIL TAX BAND :** B                      **COUNCIL :** Birmingham

**VIEWING:** Highly recommended via Acres on 0121 358 6222

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



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.