

ACRES

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- DETACHED DORMER BUNGALOW
- FOUR / FIVE BEDROOMS
- WELL PRESENTED LIVING ROOM
- EXTENDED OPEN PLAN KITCHEN / DINER
- ADDITIONAL RECEPTION ROOM TO FIRST FLOOR
- GROUND FLOOR MASTER FAMILY BATHROOM
- TWO EN SUITE SHOWER ROOMS TO FIRST FLOOR
- EXTREMELY WELL PRESENTED REAR GARDEN
- SPACIOUS DRIVEWAY AND LARGE DOUBLE GARAGE
- SOUGHT AFTER CUL-DE-SAC LOCATION



NEWTON CLOSE, GREAT BARR, B43 6DJ - OFFERS AROUND £650,000

This spacious and extremely well-presented five-bedroom detached dormer bungalow is ideally situated within a quiet cul-de-sac location in Great Barr, offering excellent access to fantastic motorway links, public transport connections and a range of highly regarded local schools. The property benefits from a spacious driveway providing ample off-road parking, with further access to a large double garage. Internally, the accommodation briefly comprises a welcoming entrance hallway leading into a well-presented living room, alongside a open-plan kitchen / diner. The kitchen / diner provides access to an additional sitting room, which could also be utilised as a potential fifth bedroom depending on the purchaser's requirements. The ground floor further benefits from two spacious double bedrooms and a well-appointed family bathroom. To the first floor are two further generous double bedrooms, both benefiting from their own en-suite shower rooms, together with a versatile first-floor reception room offering a range of potential uses. To the rear is a large and exceptionally well-presented garden, featuring multiple patio areas and areas of lawn, providing an excellent outdoor space for entertaining and family enjoyment. Offering versatile and generously proportioned accommodation throughout, this impressive property provides an excellent standard of living and represents an ideal family home. **HURRY BEFORE YOU'RE TOO LATE!**

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

HALLWAY: 7'3 x 16'9: A light and airy entrance with stairs to first floor, radiator and doors into;

LOUNGE: 14'2 x 12'3: A great size living space with fire surround and fire, radiator and double glazed windows to front.

FITTED KITCHEN: 13'10 x 11'9: 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, leading through to;

SITTING ROOM: 24'10 x 7'6: A good size additional living / dining space with radiator and double glazed windows and double doors to rear.

BEDROOM ONE: 14'0 (into bay) x 11'5: A great size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 9'11 x 11'10: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM FIVE/STUDY: 16'2 X 8'0: A potential fifth bedroom or office space with double glazed window to front and radiator.

BATHROOM: 6'8 x 7'8: A fitted suite with panelled bath, shower / mixer tap, wash hand basin, close couple W.C, tiling to part walls, radiator and double glazed opaque bay window to rear.

FIRST FLOOR LANDING: Doors into;

BEDROOM THREE: 14'7 (into vaulted headspace x 10'2: A good size double bedroom having double glazed window to front, radiator and door into;

ENSUITE: 7'6 x 6'6: Fitted with walk in shower cubicle, close couple W.C, wash hand basin radiator and double glazed opaque window.

RECREATIONAL ROOM: 16'5 x 16'6: Having double glazed windows to front and rear and radiator.

BEDROOM FOUR: 14'6 (into vaulted headspace) x 11'8: A good size double bedroom with double glazed window, radiator and door into;

ENSUITE: 5'7 x 6'5: Fitted with walk in shower cubicle, close couple W.C, wash hand basin, radiator and double glazed opaque window.

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

GARAGE: A fantastic sized double garage with up and over doors to front, ceiling light and power points. (Please check the suitability of this garage for your own vehicle)



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

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