

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- SPACIOUS THROUGH LOUNGE / DINER
- MODERN FITTED KITCHEN
- DOWNSTAIRS GUEST W.C.
- MODERN FAMILY BATHROOM
- DOUBLE DRIVEWAY TO FRONT
- LARGE TEIRED REAR GARDEN
- SOUGHT AFTER LOCATION
- IDEAL FIRST TIME BUY



**APPLETON AVENUE, GREAT BARR, B43 5LY - OFFERS OVER £240,000**

Acres are delighted to offer for sale this modern semi-detached family house finished to a fantastic standard throughout, benefiting from double glazing and gas central heating (both where specified). The interiors include enclosed porch, entrance hall, generous through lounge / diner with double glazed bay to front and door to patio from the rear, re-fitted modern fitted kitchen and downstairs guest WC. To the first floor are three great sized bedrooms and re-fitted modern bathroom with white suite and stylish tiling. Outside is a large double driveway offering parking space and well-manicured lawn and to the rear is a long garden with steps. **IDEAL FIRST TIME BUY – 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.

**PORCH:** 6'0 x 4'2: Double glazed windows and double glazed entrance door, leading into;

**HALLWAY:** 5'11 x 9'9: A light and airy hallway with stairs to first floor, radiator and doors into;

**THROUGH LOUNGE/DINER:** 11'6 max, 10'4 min x 26'0: A great size through living / dining area with radiator, double glazed bay window to front, fire surround and fire and double glazed double doors to rear.

**FITTED KITCHEN:** 8'10 max, 6'9 x 11'7: A modern fitted kitchen with a range of modern drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, cooker with gas hob with extractor hood over, tiling to splashback, space and plumbing for washing machine, space for fridge freezer and radiator along with door to rear.

**DOWNSTAIRS GUEST W.C:** 2'7 x 5'8: Fitted with a close couple W.C, wash hand basin and radiator.

**LANDING:** 5'11 x 7'9: Double glazed opaque window to side and doors into;

**BEDROOM ONE:** 11'10 max, 11'7 min x 14'3 (bay): A great size double bedroom with double glazed bay window to front and radiator.

**BEDROOM TWO:** 11'11 x 10'6: A further good size double bedroom with double glazed window to rear and radiator.

**BEDROOM THREE:** 5'11 x 7'0: A final bedroom with double glazed window to front and radiator.

**BATHROOM:** 6'9 x 8'7: A modern fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, 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 tiered lawn 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:** C.

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





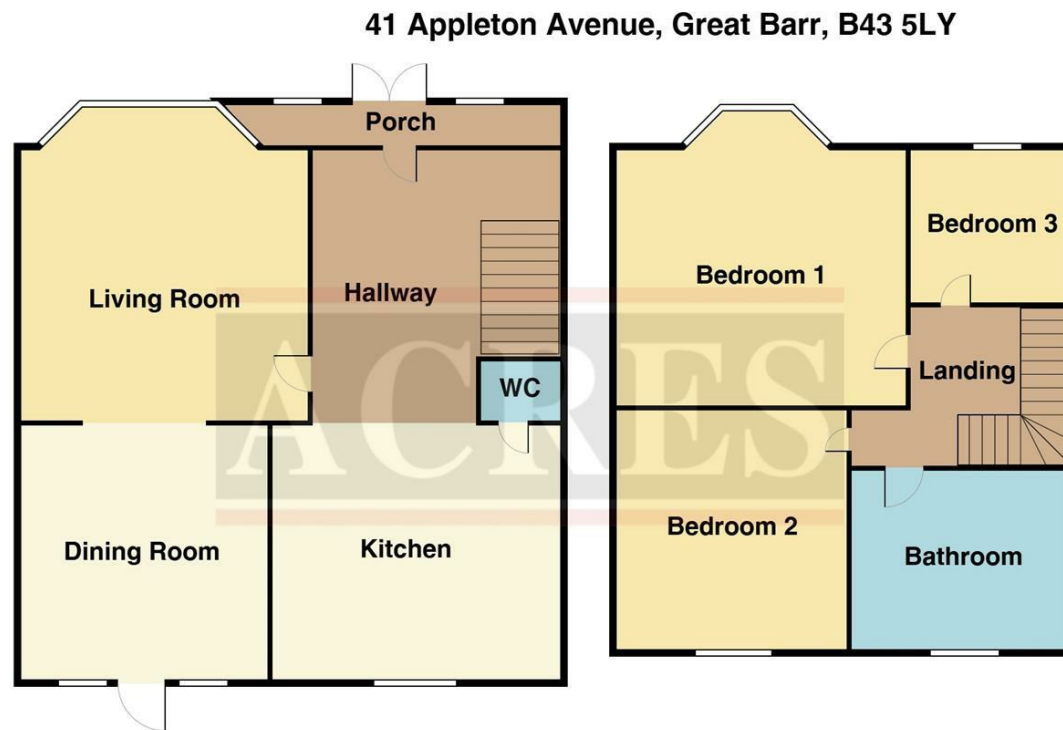


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**COUNCIL TAX BAND :** C                      **COUNCIL :** Sandwell

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		66
(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.