

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- GROUND FLOOR MAISONETTE
- TWO SPACIOUS BEDROOMS
- SPACIOUS LIVING / DINING AREA
- MODERN FITTED KITCHEN
- SPACIOUS SHOWER ROOM
- FANTASTIC COMMUNAL GARDENS
- COMMUNAL CAR PARK & SINGLE GARAGE SPACE
- IDEAL FIRST TIME BUY
- LONG LEASE REMAINING
- NO UPWARD CHAIN



NEWTON ROAD, GREAT BARR, B43 6AJ - OFFERS AROUND £153,250

Acres are pleased to offer for sale this spacious two bedroom ground floor maisonette style apartment occupying a lovely position off Monksfield Avenue and benefiting from double glazing and gas central heating (both where specified). Situated on the ground floor with its own front and rear entrance the beautifully presented interiors include, large entrance porch, fabulous lounge / diner, fitted kitchen with access to rear, excellent double bedroom with wardrobe space and single bedroom plus shower room with white suite. Outside there are lovely mature communal gardens, and one single garage en-bloc allowing secure off road parking. Viewing is essential to appreciate location, quality and size. **HURRY BEFORE YOU'RE TOO LATE – NO UPWARD CHAIN!**

Accessed from the fore via pathway and lawned area, leading to double glazed entrance door, into;

PORCH: 3'7 x 6'4: A fantastic cloak store space with double glazed window and door into;

LIVING/DINING ROOM: 13'7 x 18'1: A great size living / dining area with fire surround and fire, radiator, double glazed window to front along with doors into;

FITTED KITCHEN: 10'2 x 8'9: A fitted kitchen 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, tiling to floor, radiator and double glazed door to rear.

INNER HALLWAY: 2'4 x 4'8: Store cupboards and doors into;

BEDROOM ONE: 10'7 x 12'8: A great size double bedroom with double glazed window to front and radiator.

BEDROOM TWO: 7'6 x 9'5: A further good size bedroom, double glazed window to rear and radiator.

SHOWER ROOM: 5'4 X 8'9 max, 5'7 min: A fitted suite with walk in shower cubicle, wash hand basin, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to rear.

COMMUNAL GARDEN: Well maintained gardens with lawned areas surrounded by mature trees and shrubs, communal parking and a single garage en bloc allowing secure off road parking.

SINGLE GARAGE: Up and over garage door to front, allowing secure off road parking.

TENURE: We have been informed by the vendors that property is Leasehold. (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: A.

VIEWING: Recommended via Acres on 0121 358 6222.



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COUNCIL TAX BAND : A **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	72	76	
(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	



Flat 15 Fairfield Court, Newton Road, Great Barr, B43 6AJ



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.