

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
☎ 0121 358 6222 ✉ greatbarr@acres.co.uk @ www.acres.co.uk

- * DETACHED FAMILY HOME
- * MASTER BEDROOM WITH EN-SUITE
- * FOUR GOOD SIZE BEDROOMS
- * EXTENDED KITCHEN/DINING ROOM
- * DOWNSTAIRS W.C.
- * AMPLE OFF ROAD PARKING
- * TWO RECEPTION ROOMS
- * FAMILY BATHROOM
- * REAR ENCLOSED GARDEN
- * PRIME LOCATION



Newton Road, Great Barr B43 6HN - Price £500,000

Acres are delighted to offer for sale this superb freehold property council tax band F. Located on a very popular residential position and offering excellent space and Karndean flooring throughout the ground floor. The interiors enjoy large enclosed porch, welcoming entrance hall, guests cloakroom, sitting room /study, Large rear living room leading to a conservatory and large extended modern styled dining kitchen including central island. To the first floor are four excellent bedrooms, master bedroom with en-suite and family bathroom. Outside is a fore garden offering multiple parking space and to the rear is a lovely large garden. Viewing is essential to appreciate what a lovely family sized property this is.

PORCH: Double glazed windows and door into good size enclosed porch with radiator and door into;

HALLWAY: Karndean flooring, radiator, stairs to first floor and door into;

DOWNSTAIRS W.C.: Double glazed opaque window to front, close couple W.C., wash hand basin, tiling to floor and part walls and radiator.

RECEPTION ONE: 17'1 x 8'4 / 7'1: A good size living area with Karndean flooring throughout, spot lights to ceiling, radiator and double glazed window to front.

OPEN PLAN KITCHEN/DINER: 23'11 x 11'1 / 8'5: Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, central island with integrated oven and gas hob with extractor hood over, tiling to splashback, integrated fridge freezer, space and plumbing for washing machine and dishwasher, leading to dining area with Karndean flooring, radiator double glazed window to rear.

RECEPTION TWO: 23'10 into cove / 15'1 x 12'4: A further good size second reception room with Karndean flooring, fire surround and fire, leading through to cove seating area with radiator, double glazed windows surrounding and door out to rear.

LANDING: A light and airy landing with doors into;

BEDROOM ONE: 12 x 10'1: A good size double bedroom with double glazed window to front, radiator and door into;

EN-SUITE: 8'2 x 4'1 / 4'2: Walk in shower, wash hand basin, close couple W.C., ladder style towel rail/radiator and double glazed opaque window.

BEDROOM TWO: 12'11 x 9'5: A further good size double bedroom with double glazed window to front and radiator.

BEDROOM THREE: 10'11 8'0: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM FOUR: 10'0(into door) x 8'6: Double glazed window to rear and radiator.

BATHROOM: White suite with panelled bath and shower over, wash hand basin, close couple W.C., tiling to floor and walls, ladder style towel rail/radiator and double glazed opaque window.

REAR GARDEN: A good size garden with paved patio area and further paved garden area with hedging 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.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.

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EPC TO BE INSERTED HERE

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

NEWTON ROAD, GREAT BARR B43 6HN