

# 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
- FITTED KITCHEN
- SEPARATE UTILITY ROOM / SIDE ACCESS
- FAMILY SHOWER ROOM
- EXCEPTIONALLY LARGE REAR GARDEN
- SINGLE GARAGE TO REAR / OFF ROAD PARKING
- QUITE CUL-DE-SAC LOCATION
- NO UPWARD CHAIN



***HESTON AVENUE, GREAT BARR, B42 2NT - OFFERS IN EXCESS OF £200,000***



This is a beautifully presented semi detached property located on this excellent residential road located in close proximity to local schooling, public transport and The Scott Arms. Benefiting from double glazing and gas central heating (both where specified). The interiors include enclosed porch, spacious entrance hall leading into through family lounge / diner and fitted kitchen leading into utility space / side passageway! To the first floor are three good sized bedrooms and a family shower room. Outside is a fore garden with potential to be turned into driveway allowing off road parking to front. To the rear is a beautiful well manicured garden with patio to fore leading to large lawn along with an abundance of shrubs and bushes and single garage to far rear accessed via communal rear access allowing off road parking. This is a lovely family home that needs to be viewed internally to appreciate size, location and potential! HURRY BEFORE YOU'RE TOO LATE – IDEAL FIRST TIME BUY – NO UPWARD CHAIN!

**PORCH:** Double glazed door and window with further door leading into;

**HALLWAY:** 5'4 max, 2'8 min x 9'6: A light and airy hallway with stairs to first floor, radiator, double glazed window and doors into;

**THROUGH LOUNGE/DINER:** 9'4 max, 8'2 min x 26'6 (bay): A great size through living / dining area with fire surround and fire, radiator along with being open plan to dining area, double glazed bay window to front and double glazed double doors to rear.

**FITTED KITCHEN:** 5'4 x 9'4: Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, cooker with gas hob over, tiling to splashback and door leading into;

**UTILITY ROOM:** 7'4 max, 4'4 min x 15'8: Space and plumbing for washing machine, space for fridge freezer, double glazed door to front and rear along with window to rear and housing gas central heating boiler.

**LANDING:** 2'6 x 5'8: Double glazed opaque window to side and doors into;

**BEDROOM ONE:** 9'4 max, 8'2 min x 13'6: A great size double bedroom with double glazed bay window to front and radiator.

**BEDROOM TWO:** 9'4 max, 8'1 min x 11'9 max, 9'4 min: A further good size double bedroom with double glazed bay window to rear and radiator.

**BEDROOM THREE:** 5'4 x 6'6: A final spacious single bedroom with double glazed window to front and radiator.

**SHOWER ROOM:** 5'4 x 6'6: A fitted suite with walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C., tiling to walls, radiator and double glazed opaque window to rear.

**REAR GARAGE:** 5'4 x 6'6: A single garage with up and over garage door.

**REAR GARDEN:** A tremendous sized rear garden with patio to fore leading to large lawn with an abundance of plants, trees and shrubs along with further patio area to far rear with shed and greenhouse unit. To the far rear is a gate giving access to single garage allowing off road parking to rear.

**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.

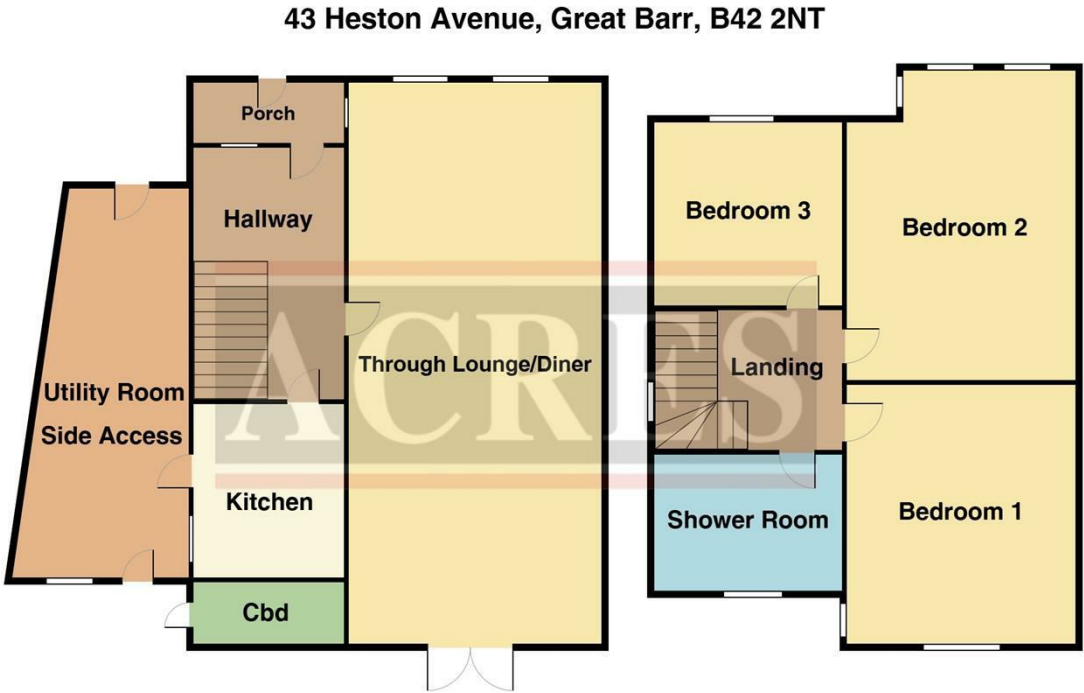
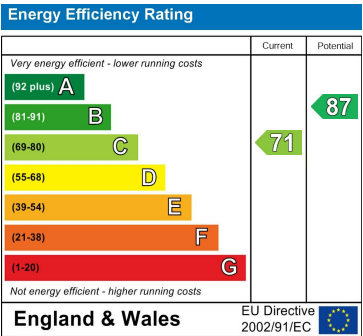




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THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

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.

