

# ACRES

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- EXTENDED SEMI DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- SPACIOUS THROUGH LOUNGE / DINER
- MODERN FITTED KITCHEN
- SEPARATE UTILITY ROOM
- OFFICE / PLAYROOM
- DOWNSTAIRS GUEST W.C.
- MODERN FAMILY BATHROOM
- LARGE REAR GARDEN
- HUGE POTENTIAL FOR EXTENTION TO SIDE AND REAR (STPP)



**PEAR TREE ROAD, GREAT BARR, B43 6JA - OFFERS AROUND £450,000**

Situated in a prime position on the very popular Pear Tree Estate is this extended superb semi-detached property with a side garage giving HUGE potential for extension to both side and rear (STPP)! The stunning property benefits from double glazing and gas central heating (both where specified). The interiors include; large enclosed porch leading into light and airy entrance hall, well presented through lounge / dining room and a modern fitted kitchen with open plan access into separate utility, office / playroom and downstairs guest W.C.. To the first floor are three double excellent bedrooms and a beautiful modern family bathroom. Outside is a deep fore garden with planted borders and driveway for parking and access to garage / store front. To the rear is an incredible garden that is enormous in size and includes, patio to fore leading to a very large lawn with an abundance of trees and shrubs throughout. If you are looking for a lovely location and fabulous property with potential to improve even further (with relevant permission) this will be the perfect home for you. HURRY BEFORE YOU'RE TOO LATE!

Accessed from the fore via brick block deep fore driveway offering ample off road, leading to double glazed entrance door into;

**PORCH:** 6'2 x 3'2: A large entrance porch having double glazed windows and internal door into;

**HALLWAY:** 5'4 max, 2'5 min x 15'4: Light and airy entrance having stairs to first floor, radiator and doors into;

**THROUGH LOUNGE/DINER:** 10'9 max, 9'6 min x 29'6 (bay): A great size through living / dining area with radiator, double glazed bay window to front and double glazed double doors to rear.

**EXTENDED FITTED KITCHEN:** 7'4 x 8'4: A modern fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, electric hob with extractor hood over, tiling to splashback, radiator, leading through to;

**SEPARATE UTILITY AREA:** 8'6 max, 5'1 min x 6'8: Having space and plumbing for washing machine and tumble dryer, space for fridge freezer and door into;

**OFFICE/PLAYROOM:** 8'6 x 7'8: A great additional space for ones own use with radiator and double glazed window to side.

**GUEST W.C:** 2'6 x 5'2: Fitted with close couple W.C, wash hand basin set into vanity unit and double glazed opaque window.

**LANDING:** 5'5 max, 2'4 min x 7'8: Double glazed opaque window to side and doors into;

**BEDROOM ONE:** 10'9 max, 9'6 min x 14'8 (bay): A great size double bedroom with double glazed bay window to front and radiator.

**BEDROOM TWO:** 10'8 max, 8'9 (wardrobe) x 14'5 (bay): A further good size double bedroom with built in wardrobe system double glazed bay window to rear and radiator.

**BEDROOM THREE:** 10'9 max, 5'1 min x 11'6 max, 7'3 min: A final spacious double bedroom with double glazed window to front and radiator.

**BATHROOM:** 7'3 x 8'4: A modern fitted suite with panelled bath, walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C., tiling to floor and walls, chrome ladder style radiator and double glazed opaque window to rear.

**REAR GARDEN:** A tremendous sized well maintained garden with paved patio area and lawn with mature plants, shrubs and trees along 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:** D.

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



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : D 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                                   | 75      | 81        |
| (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.