

# ACRES

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- END OF TERRACED HOUSE
- ONE DOUBLE BEDROOM
- SPACIOUS LOUNGE / DINER
- MODERN FITTED KITCHEN
- MODERN FAMILY BATHROOM
- ALLOCATED PARKING SPACE
- IDEAL FIRST TIME BUY
- PRIME LOCATION
- HIGH SPEC THROUGHOUT
- NO UPWARD CHAIN



***READERS WALK, GREAT BARR, B43 6PF - OFFERS OVER £150,000***

Acres are delighted to offer for sale this end of terraced property located near fantastic local schooling, public transport links into Birmingham City Centre and the Scott Arms shops. The property benefits from double glazing and gas central heating (both where specified). The interiors include large enclosed porch leading into very well presented living /dining room and modern fitted kitchen. To the first floor is a landing with doors into double bedroom and modern family bathroom. Outside is a fore garden and one allocated car parking space. This is a very popular location so an early viewing is highly recommended to appreciate the standard & size throughout! NO UPWARD CHAIN – IDEAL FIRST TIME BUY!

**PORCH:** 3'8 x 2'7 : Double glazed windows and door with door into;

**OPEN PLAN LOUNGE/DINER:** 13'6max, 10'6 min x 10'8 : A great size open plan living / dining area with radiator, double glazed window to side and rear and open plan access leading into;

**FITTED KITCHEN:** 5'5 x 10'7 : A modern fitted kitchen with 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, radiator.

**LANDING:** 3'6 x 2'6 : Double glazed window to side and doors into;

**BEDROOM ONE:**10'3 x 10'7 : A great size double bedroom with double glazed window to front and side and radiator.

**BATHROOM:**5'5 x 10'6 : A modern fitted suite with corner panelled bath, shower over, wash hand basin set into vanity unit, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to rear.

**TENURE:** We have been informed by the vendors that property is Freehold/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:** C

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





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**COUNCIL TAX :** B

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	70	
(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.