

# ACRES

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



- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- SPACIOUS THROUGH LOUNGE / DINER
- FITTED KITCHEN
- SIDE PASSAGEWAY
- LARGE FAMILY BATHROOM
- OFF ROAD PARKING & SINGLE GARAGE
- LOW MAINTIANCE REAR GARDEN
- QUITE CUL DE SAC LOCATION
- NO UPWARD CHAIN



**CHUDLEIGH GROVE, GREAT BARR, B43 5HJ - OFFERS OVER £255,000**

Acres are pleased to offer for sale this wonderful semi-detached property on a very desirable road along with being set in a quite cul de sac location and located close to amenities and local schooling. Benefiting from double glazing and gas central heating. The interiors include; enclosed porch leading into well presented spacious through family lounge / dining room leading into fitted kitchen. To the first floor are three great sized bedrooms and a large family bathroom! The property offers a lovely standard and plenty of potential in every aspect! Outside is a driveway offering off-road parking along with access to garage front. To the rear is a beautiful well manicured garden with patio area to fore and lawn. Hurry before you're too late! IDEAL FIRST TIME BUY – NO UPWARD CHAIN!

Accessed via large block paved driveway allowing off road parking to front along with access to garage door and steps leading to;

PORCH: 11'3 x 1'9: Double glazed windows and door to front with further door leading into;

THROUGH LOUNGE/DINER: 12'2 max, 9'4 min x 23'1: A great size through living / dining area with wall mounted fire, radiator, stairs to first floor and double glazed double doors to rear along with door leading into;

FITTED KITCHEN: 6'7 x 11'7: A modern fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated double oven, gas hob with extractor hood over, tiling to splashback, space and plumbing for washing machine, space for fridge freezer, radiator and door leading into;

SIDE PASSAGEWAY: 2'7 x 12'6: Door to front and rear allowing side access.

LANDING: 5'6 x 2'6: Access into loft and doors into;

BEDROOM ONE: 12'2 max, 10'6 (wardrobe) x 10'5: A great size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM TWO: 9'0 max, 7'0 (wardrobe) x 12'4 max, 9'7 min: A further good size double bedroom with built in wardrobe system, double glazed window to front and radiator.

BEDROOM THREE: 7'1 x 8'7: A third and final spacious single bedroom with double glazed window to front and radiator.

BATHROOM: 6'9 max, 4'11 min x 12'8 max, 9'8 min: A large family bathroom with fitted suite to include; panelled corner bath, separate walk in shower, wash hand basin, close couple W.C., tiling to walls, chrome ladder styled radiator and double glazed opaque window to rear and side.

REAR GARDEN: A good size garden with paved patio area and lawn with fencing to borders.

GARAGE: 7'4 x 13'6: Up and over door to front with ceiling light and power points along with housing gas central heating boiler.

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.



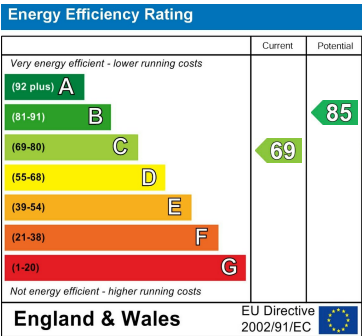




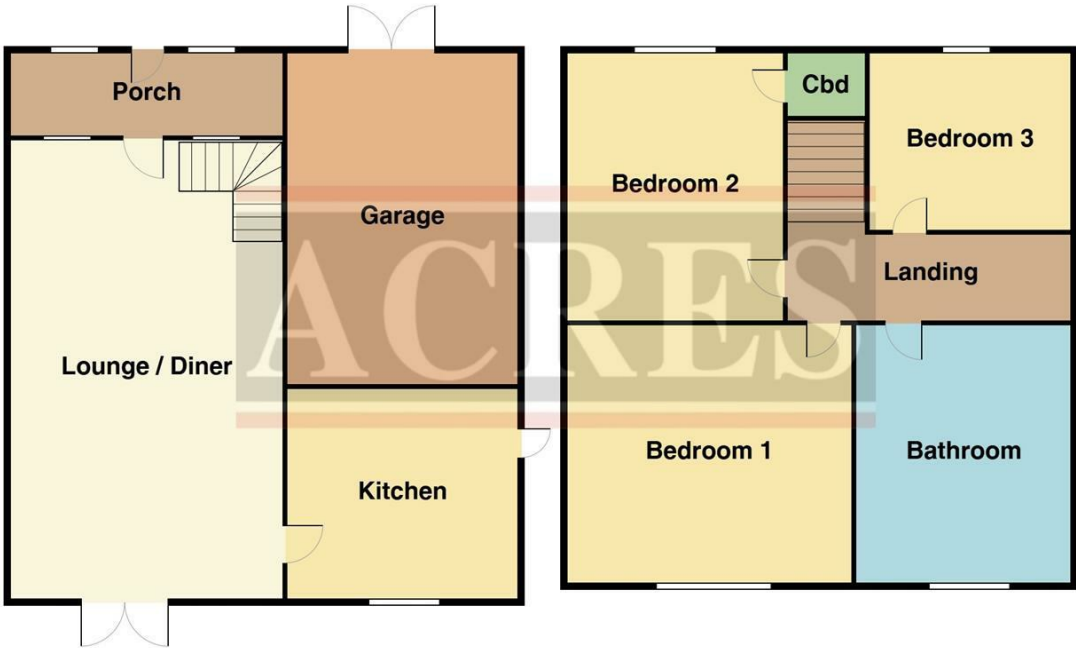
**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX :** C

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



17 Chudleigh Grove, Great Barr, B43 5HJ



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.

