



- END OF TERRACED HOUSE
- THREE BEDROOMS
- SPACIOUS LIVING ROOM
- MODERN OPEN PLAN KITCHEN / DINER
- MODERN FAMILY SHOWER ROOM
- LOW MAINTINANCE REAR GARDEN
- REAR GARAGE SPACE
- QUITE CUL-DE-SAC POSITION
- IDEAL FIRST TIME BUY
- NO UPWARD CHAIN



**INGESTRE DRIVE, GREAT BARR, B43 6QW - OFFERS OVER £250,000**

Beautifully situated on the very popular road Ingestre Drive, off Longleat & Newton Road this superb property benefits double glazing and gas central heating (both where specified). The interiors include entrance hall, stylish living room to front with double doors opening into a spacious, modern open plan kitchen / diner with further door sliding door onto patio. To the first floor are three excellent bedrooms and modern family shower room. Outside is a fore garden and communal side access to garage en-bloc allowing off road parking to rear. To the rear is a low maintenance garden with patio to fore leading to lawn with an abundance of trees and shrubs throughout along with door into single garage. If you are looking for a lovely location and fabulous property with nothing more to do, look no further! Hurry before you're too late. IDEAL FIRST TIME BUY – NO UPWARD CHAIN!

Accessed via deep fore garden with lawn and pathway with front door leading into;

**HALLWAY:** 4'3 max, 2'8 min x 6'3: Stairs to first floor, radiator and door into;

**LIVING ROOM:** 12'5 max, 11'1 min x 13'9: A great size, light and airy living area with fire surround and fire, radiator, double glazed window to front and double doors into;

**OPEN PLAN KITCHEN/DINER:** 10'7 max, 8'5 min x 15'8: A modern open plan fitted kitchen / diner 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, space for fridge freezer, radiator and double glazed double doors to rear along with dining space.

**LANDING:** 6'1 max x 3'2 min x 7'8: Double glazed opaque window to side and doors into;

**BEDROOM ONE:** 9'4 x 13'4: A great size double bedroom with double glazed window to front, built in wardrobes and radiator.

**BEDROOM TWO:** 9'4 x 8'8: A further good size double bedroom with double glazed window to rear and radiator.

**BEDROOM THREE:** 6'2 x 10'7 max, 8'7: A final spacious single bedroom with double glazed window to front, built in wardrobes and radiator.

**SHOWER ROOM:** 6'2 x 5'5: A modern re-fitted suite with stand alone walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to rear.

**REAR GARDEN:** A good size garden with paved patio area and lawn with fencing to borders along with door into;

**REAR GARAGE:** Up and over garage door to front along with door to side giving access to rear garden. (please check the suitability of this garage for your own vehicle)

**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.



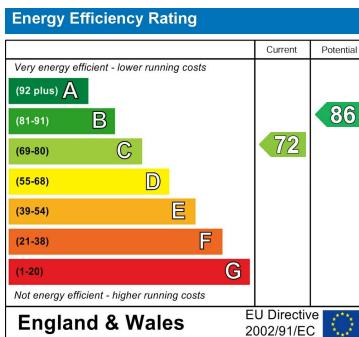
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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18 Ingestre Drive, Great Barr, B43 6QW



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.