ACRES

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

- EXTENDED SEMI DETACHED FAMILY HOME
- THREE SPACIOUS BEDROOMS
- TWO RECEPTION ROOMS
- EXTENDED MODERN FITTED KITCHEN
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- LOW MAINTENANCE REAR GARDEN
- NEWLY REFURBISHED
- IDEAL FIRST TIME BUY
- NO UPWARD CHAIN

GLENDOWER ROAD, PERRY BARR, B42 1SY - OFFERS OVER £270,000

This stunning and recently refurbished extended semi-detached family home is ideally situated on the ever-popular Glendower Road in Perry Barr, offering convenient access to highly regarded schools, local shops, and excellent public transport links. Approached via a double driveway providing ample off-road parking, the property welcomes you through an enclosed porch into a bright and spacious hallway. The ground floor accommodation comprises two generous reception rooms, offering versatile living and entertaining space, alongside a beautifully refitted and extended modern kitchen diner, perfect for contemporary family life. To the first floor, a spacious landing gives access to two well-proportioned double bedrooms, a generous third bedroom, and a stylish modern family bathroom. Externally, the property benefits from a low-maintenance rear garden featuring a paved patio area, lawn, and communal rear access, creating an ideal space for relaxing and outdoor enjoyment. Offered with no upward chain, this superb home presents an excellent opportunity for first-time buyers, families, and those seeking a property ready to move straight into. Early viewing is highly recommended. HURRY BEFORE YOU'RE TOO LATE - NO UPWARD CHAIN!

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

PORCH: 5’4 x 2’2: Having double glazed windows and internal door into;

HALLWAY: 5’7 max, 2’9 min x 14’9: A light and airy entrance with stairs to first floor, radiator and door into;

LIVING ROOM: 9’9 max, 8’7 min x 15’2 (bay): A great size living space with radiator and double glazed bay window to front.

DINING ROOM: 9’9 max, 8’7 min x 14’3 (bay): A further good size living / dining space having radiator and double glazed windows and door to rear.

EXTENDED FITTED KITCHEN: 10’2 max, 5’5 min x 19’1 max: A extended, modern and re-fitted kitchen / diner with a range of modern 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, tiling to floor, space and plumbing for washing machine, space for fridge freezer, radiator and door to side.

LANDING: 2’5 x 9’1: Double glazed opaque window to side and doors into;

BEDROOM ONE: 9’8 x 14’4 (bay): A great size double bedroom with double glazed bay window to rear and radiator.

BEDROOM TWO: 9’8 max, 8’7 min x 15’1(bay): A further good size double bedroom with double glazed window to front and radiator.

BEDROOM THREE: 5’7 x 7’4: A final bedroom with double glazed window to front and radiator.

BATHROOM: 5’4 x 10’1 A modern fitted suite with panelled bath, walk in shower cubicle, wash hand basin, close couple W.C, tiling to walls, tiling to floor, radiator and double glazed opaque window to rear.

REAR GARDEN: A good size garden with paved patio area and lawn with mature plants, shrubs and trees along with fencing to borders.

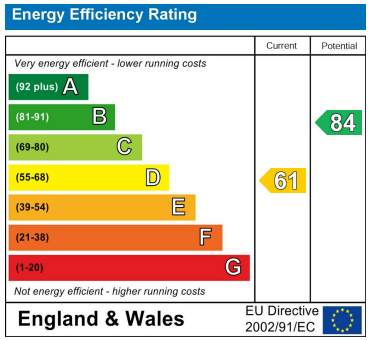
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

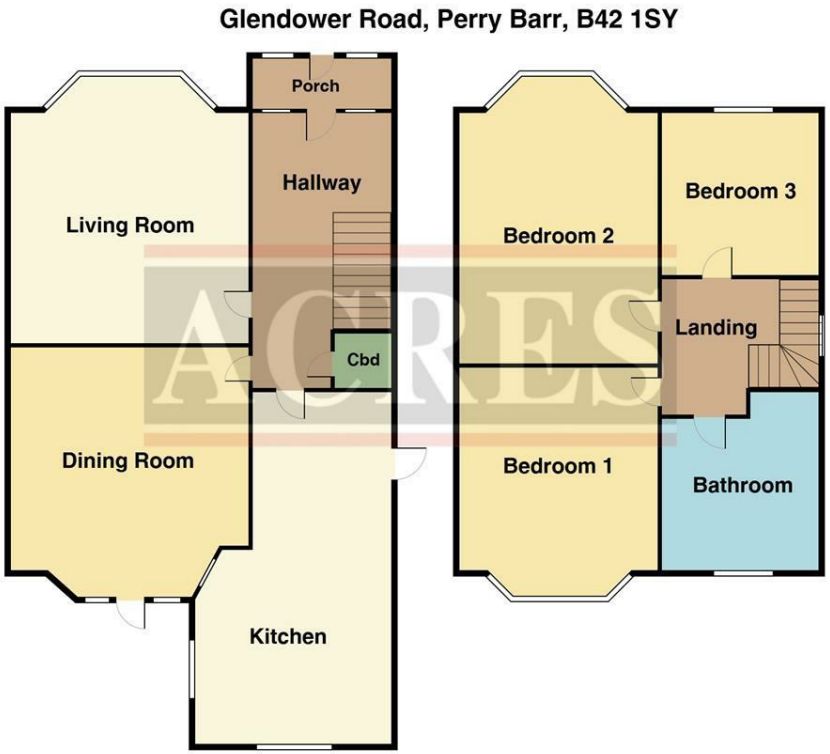
The Property Ombudsman

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 BAND : B COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 358 6222





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.