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 SPACIOUS BEDROOMS
- WELL PRESENTED LIVING ROOM
- MODERN FITTED KITCHEN
- SPACIOUS FAMILY BATHROOM
- DOWNSTAIRS GUEST W.C.
- OFF ROAD PARKING & INTERNAL GARAGE
- LOW MAINTNANCE REAR GARDEN
- IDEAL FIRST TIME BUY
- NO UPWARD CHAIN

CONSTABLE CLOSE, GREAT BARR, B43 7HW - OFFERS AROUND £263,000

A beautifully presented three-bedroom semi-detached property set in a quiet cul-de-sac location on the popular Pheasey Estate, Great Barr. Ideally positioned close to excellent local schools, shops, and convenient public transport links, this lovely family home offers both comfort and practicality. To the front, the property benefits from a large driveway providing ample off-road parking and access to an internal garage. Stepping inside, an enclosed porch leads into a welcoming hallway, which gives access to a spacious living room, a modern fitted kitchen, and a convenient downstairs WC. To the first floor, there is a generous landing area leading to two double bedrooms and one single bedroom — all featuring fitted wardrobes — along with a spacious family bathroom. To the rear, the property enjoys a low-maintenance garden, ideal for relaxing or entertaining. An excellent opportunity for families seeking a well-maintained home in a sought-after and peaceful residential area. HURRY BEFORE YOU'RE TOO LATE - NO UPWARD CHAIN!

Accessed from the fore via driveway offering off road parking leading to garage front and double glazed entrance door, into;

PORCH: 7'6 x 1'8: Double glazed window and internal door into;

HALLWAY: 7'6 max, 4'5 min x 11'1: A spacious entrance having stairs to first floor, radiator, three storage cupboards, double glazed window and doors into;

LIVING ROOM: 11'4 x 17'7: A great size living area with fire surround and fire, radiator, double glazed window and double glazed double doors to rear along with further door leading into;

FITTED KITCHEN: 8'4 x 13'1: A modern fitted kitchen with a range of drawer base and eye level units, work surfaces, sink and drainer, cooker with electric hob, tiling to splashback, tiling to floor, space and plumbing for washing machine, radiator, double glazed window to side and double glazed window and double glazed double door to rear.

GUEST W.C: 3'2 x 6'9: Fitted with close couple W.C, wash hand basin set into vanity unit and double glazed opaque window to front.

LANDING: 4'9 x 9'4: Access into loft and doors into;

BEDROOM ONE: 11'4 max, 9'6 min x 15'5: A great size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM TWO: 8'4 x 14'9: A further good size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM THREE: 8'4 x 9'2: A final bedroom with built in wardrobe system, double glazed window to front and radiator.

BATHROOM: 8'3 max, 5'9 min x 8'2 max, 5'2 min: A spacious fitted suite with panelled bath, wash hand basin, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to front.

REAR GARDEN: A good size low maintenance fully paved garden, planted boarders with fencing to borders.

GARAGE: 8'4 x 17'3: Up and over garage door to front with ceiling light and power points. (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.

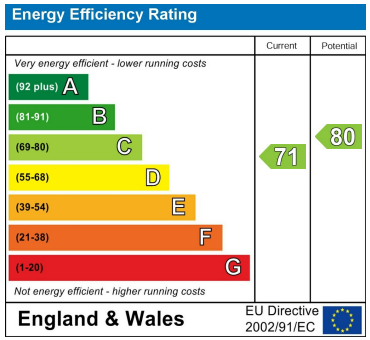
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

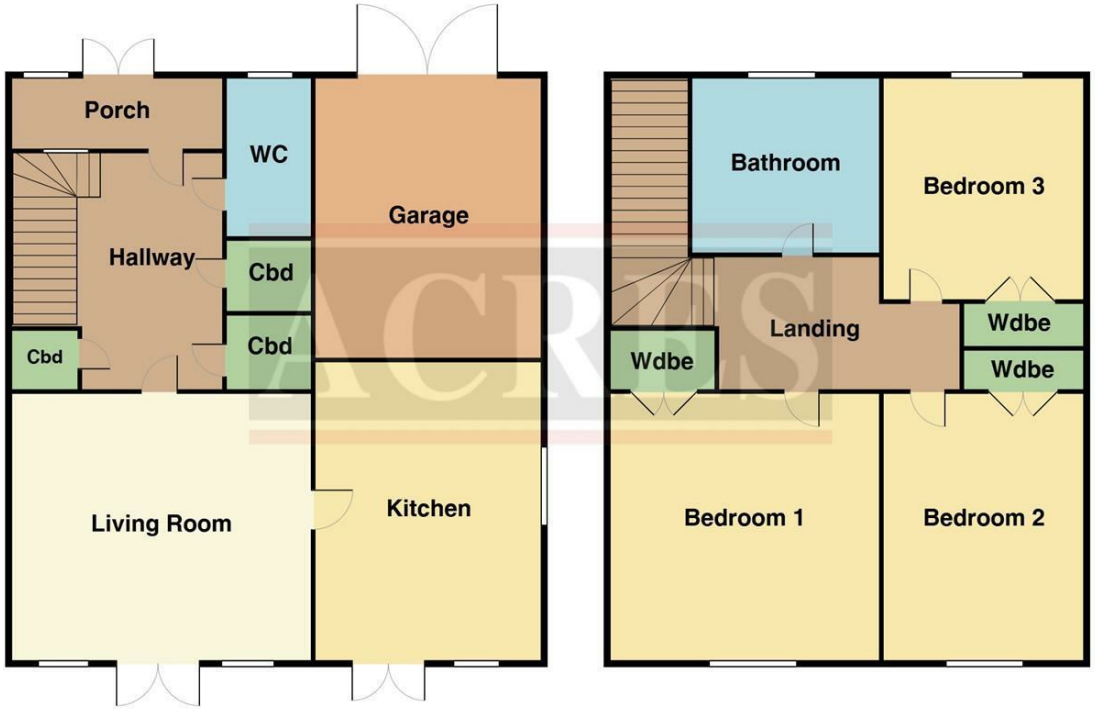
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : C COUNCIL : Walsall

VIEWING: Highly recommended via Acres on 0121 358 6222



8 Constable Close, Great Barr, B43 7HW



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.