



- DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- SPACIOUS LIVING ROOM
- SEPARATE DINING ROOM
- LARGE CONSERVATORY
- SPACIOUS FITTED KITCHEN
- GUEST DOWNSTAIRS W.C.
- FITTED FAMILY BATHROOM
- OFF ROAD PARKING & GARAGE
- NO UPWARD CHAIN



HOBHOUSE CLOSE, GREAT BARR, B42 1HB - OFFERS AROUND £350,000

Set in the heart of Great Barr, this spacious three-bedroom detached family home enjoys a highly sought-after location with excellent access to local shops, public transport links, and fantastic nearby schooling. The property is approached via a generous driveway providing ample off-road parking and leading to a single garage frontage. Internally, the home features a welcoming and spacious hallway giving access to a large living room, complemented by a separate dining room and a bright, airy conservatory overlooking the rear garden. A well-presented fitted kitchen and a convenient downstairs guest WC complete the ground floor accommodation. To the first floor, a generous landing leads to three well-proportioned double bedrooms, with the master bedroom benefiting from its own en-suite shower room. An additional fitted family bathroom serves the remaining bedrooms. Outside, the rear garden offers a low-maintenance layout with a paved patio area leading to a neatly kept lawn—ideal for relaxing or entertaining. The property is offered with no upward chain, making it an excellent opportunity for families and buyers looking for a smooth and straightforward purchase.

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

HALLWAY: 3'3 x 12'6: A light and airy entrance having stairs to first floor, radiator and doors into;

LIVING ROOM: 14'5 x 11'1: A great size living area with fire surround and fire and radiator and double glazed sliding doors into conservatory.

DINING ROOM: 7'8 x 11'1: A further good size living or dining space with radiator and double glazed window to front.

CONSERVATORY: 14'3 x 10'4: A great additional living space with double glazed windows and double glazed double doors to rear.

FITTED KITCHEN: 8'5 x 12'9: Fitted kitchen with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, tiling to splashback, space and plumbing for washing machine and dishwasher, space for fridge freezer, radiator and door to rear.

GUEST W.C: 2'6 x 4'8: Fitted with close couple W.C and wash hand basin, radiator and double glazed window to front.

LANDING: 5'9 max, 2'9 min x 14'5: Double glazed opaque window and doors into;

BEDROOM ONE: 14'4 9'1: A great size double bedroom with double glazed window to front, radiator and door into;

ENSUITE: 4'5 x 8'9: Fitted with walk in shower cubicle, wash hand basin, close couple W.C and tiling to walls.

BEDROOM TWO: 11'7 max, 9'5 min x 8'6: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 7'8 x 8'9: A final double bedroom with double glazed window to rear and radiator.

BATHROOM: 6'8 x 6'1: A fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, close couple W.C., tiling to walls, radiator and double glazed opaque window to front.

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

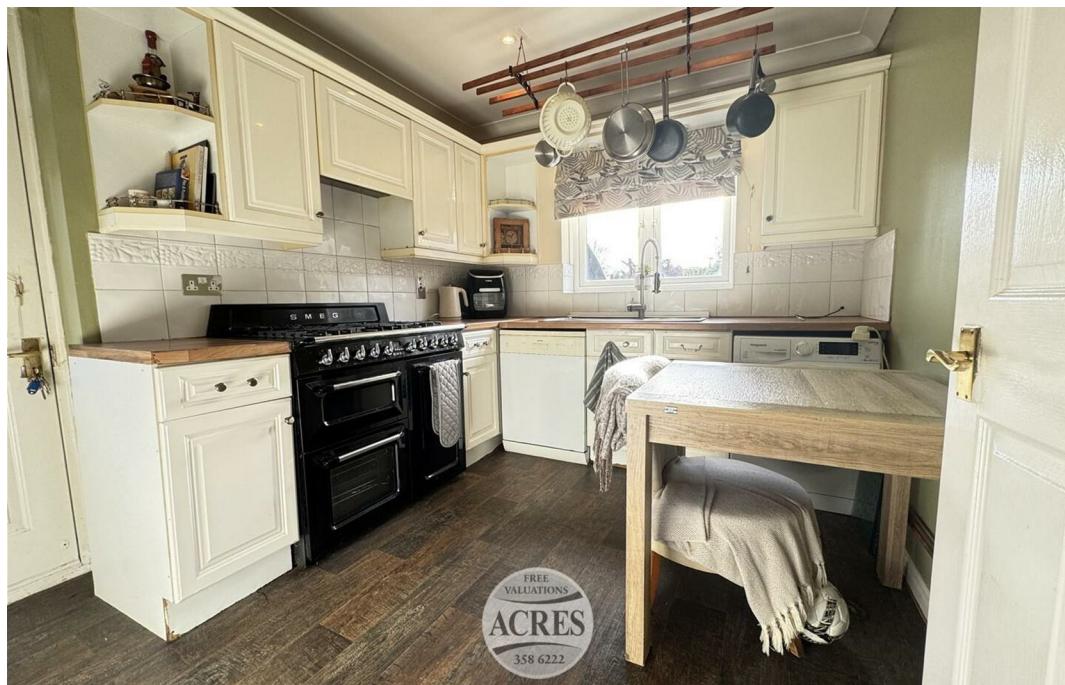
GARAGE: 8'3 x 16'8: Up and over door, light and power. (Please check the suitability of this garage for your own vehicle)

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: D.

VIEWING: Recommended via Acres on 0121 358 6222.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



TENURE:

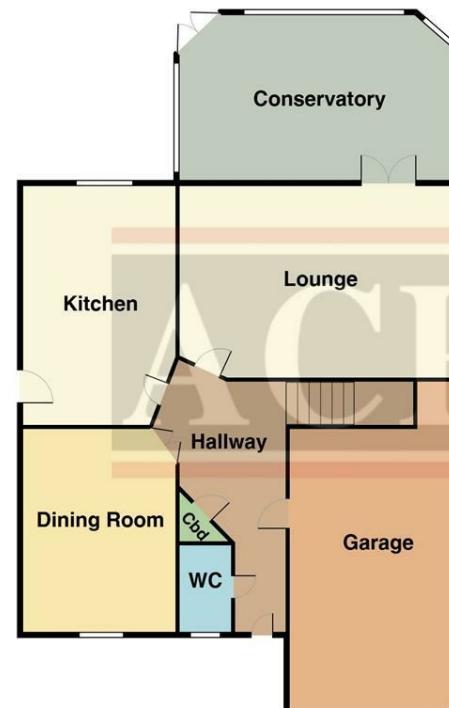
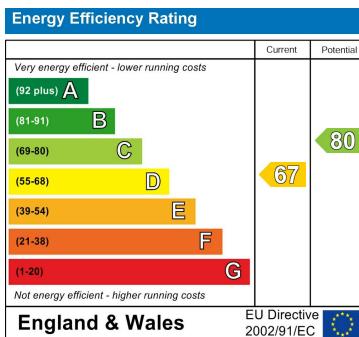
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COUNCIL TAX BAND : D

COUNCIL : Sandwell

VIEWING:

Highly recommended via Acres on 0121 358 6222



Hobhouse Close, Great Barr, B42 1HB



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.