

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- DETACHED FAMILY HOME
- THREE SPACIOUS BEDROOMS
- OPEN PLAN LOUNGE / DINER
- FITTED KITCHEN
- MODERN FAMILY BATHROOM
- SEPARATE W.C.
- OFF ROAD PARKING & INTERNAL GARAGE
- POTENTIAL TO EXTEND (STPP)
- QUITE CUL-DE-SAC LOCATION
- NO UPWARD CHAIN



VENNING GROVE, GREAT BARR, B43 5HS - OFFERS IN THE REGION OF £275,000

Acres are delighted to offer for sale this detached property with scope & potential for a extension and to be turned into your dream home (STPP). This three bedroom detached family home is situated in a very popular area of Great Barr in a quite cul-de-sac position. Benefitting from double glazing and gas central heating (both where specified) and includes enclosed porch, large spacious entrance hall, generous family lounge / diner and fitted kitchen. To the first floor is a light and airy landing, three excellent bedrooms (two with built in wardrobe's), modern family bathroom and separate W.C.. Outside is a fore garden with rear driveway leading to garage front. To the rear is a low maintenance garden with patio to fore leading to lawn and shed unit to far rear. This is a superb property that offers the scope to turn into one's own taste! Hurry before its gone! NO UPWARD CHAIN!

Accessed via driveway allowing off road parking for multiple cars along with access to garage front and door into;

PORCH: 3'4 x 3'5: Double glazed entrance door and door leading into;

HALLWAY: 5'5 x 6'3: Stairs to first floor, storage cupboard and doors into;

OPEN PLAN LOUNGE/DINER: 15'5 x 12'3: A great size living area with fire surround and fire, radiator, double glazed door and double glazed windows to rear along with door leading into;

FITTED KITCHEN: 10'0 x 11'0: A fitted kitchen 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 and radiator along with door to side / rear.

LANDING: Access into loft and doors into;

BEDROOM ONE: 12'3 x 9'7: A great size double bedroom with double glazed window to rear, built in wardrobes and radiator.

BEDROOM TWO: 12'2 x 9'1: A further good size double bedroom with double glazed window to front, built in wardrobes and store cupboard along with radiator.

BEDROOM THREE: 9'2 x 6'11: A final spacious single bedroom with double glazed window to front and radiator.

BATHROOM: 6'7 x 7'3: A modern fitted suite with panelled bath, shower over, wash hand basin, tiling to part walls, radiator and double glazed opaque window to rear.

SEPARATE W.C: 3'1 x 4'1: Close couple W.C, tiling to part walls and double glazed opaque window to side.

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

GARAGE: Up and over garage door to front, ceiling light and power points.

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.

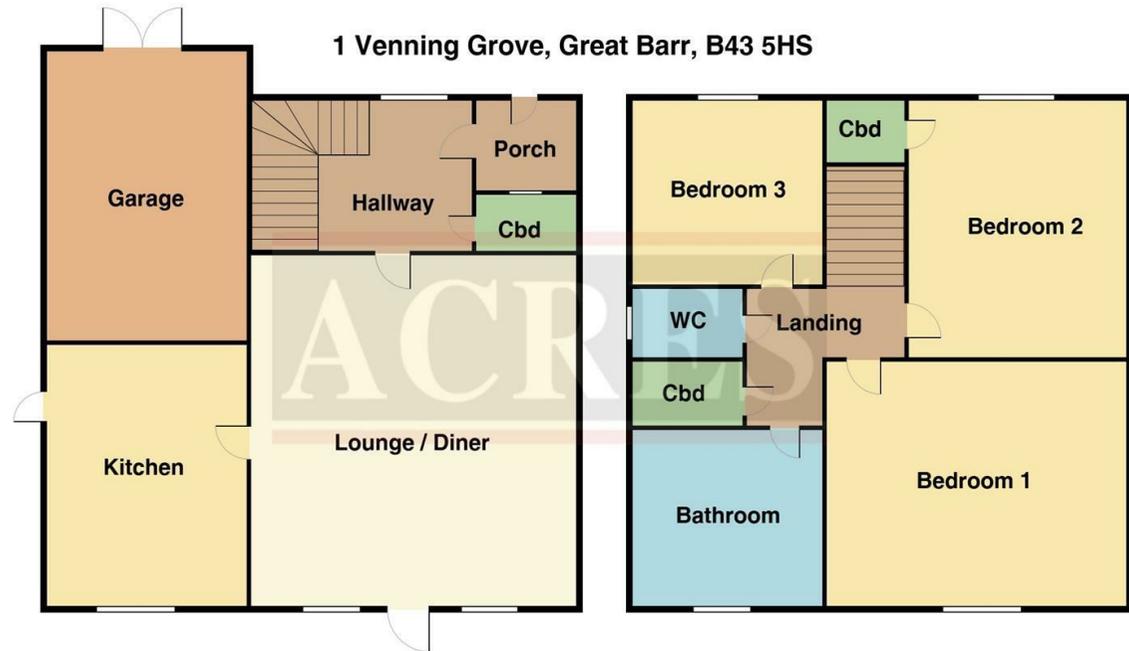


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COUNCIL TAX BAND : D **COUNCIL :** sandwell

VIEWING: Highly recommended via Acres on 0121 358 6222

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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.