



ACRES

Lettings Office: 28 Beeches Walk, Sutton Coldfield, B73 6HN
0121 312 4997



lettings@acres.co.uk



www.acres.co.uk

- GROUND FLOOR MAINSONETTE
- ONE DOUBLE BEDROOM
- WELCOMING ENTRANCE PORCH
- OPEN PLAN KITCHEN / DINER
- SPACIOUS LIVING AREA
- MODERN FAMILY SHOWER ROOM
- PRIVATE COURTYARD AREA TO FORE
- COMMUNAL CAR PARK / OFF ROAD PARKING
- CASH BUYERS ONLY
- NO UPWARD CHAIN



WEST ROAD, GREAT BARR, B43 5PS - £90,000

Set in the heart of Great Barr, this ground-floor one-bedroom maisonette offers an excellent opportunity for first-time buyers, downsizers, or investors. Ideally located within easy reach of highly regarded schools, local shops, and excellent public transport links, the property combines convenience with comfortable living. The accommodation comprises a welcoming entrance porch leading into a light and spacious open-plan living, dining, and modern kitchen area. An inner hallway provides access to a large double bedroom with fitted wardrobes, a modern shower room, and ample storage space throughout. Externally, the property benefits from a private courtyard to the front, while residents also enjoy communal car parking. Offered with no upward chain, this maisonette is ready to move into and makes for a straightforward purchase. **NO UPWARD CHAIN - IDEAL FIRST TIME BUY OR INVESTMENT!**

Accessed from the fore via private courtyard area decked throughout leading to double glazed entrance door, leading to;

PORCH: 9'4 x 3'6: Enclosed porch with fantastic cloakroom storage with double glazed window and internal door into;

OPEN PLAN KITCHEN/ LOUNGE/DINER: 14'4 max, 9'8 min x 23'4: A great size open plan living / dining area with ample dining space, radiator, leading through to a modern fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, cooker with gas hob and extractor hood over, tiling to splashback, space and plumbing for washing machine, space for fridge freezer and radiator with door leading into;

INNER HALLWAY: 5'7 max, 3'2 min x 13'1 max, 4'3 min: A range of storage cupboard and doors into;

BEDROOM: 13'1 max, 8'7 min x 12'3 max, 8'3 (wardrobe): A great size double bedroom with built in wardrobe system, double glazed window to front and radiator.

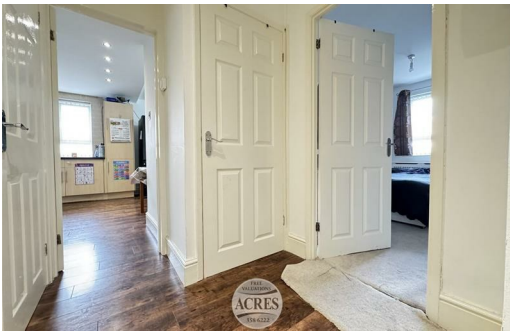
SHOWER ROOM: 5'9 X 4'9: A modern fitted suite with walk in shower cubicle, wash hand basin, close couple W.C., tiling to walls and chrome ladder style radiator.

TENURE: We have been informed by the vendors that property is Leasehold. (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: A.

VIEWING: Recommended via Acres on 0121 358 6222.



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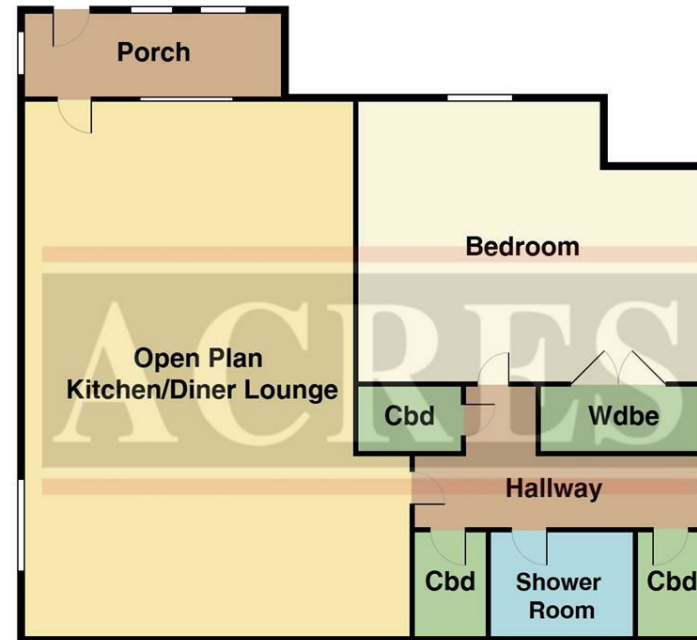
COUNCIL TAX : A

VIEWING: Highly recommended via Acres on 0121 358 6222

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	73
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Flat 2 Allen House, Great Barr, B43 5PS



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.