



- * SEMI DETACHED FAMILY HOME
- * THROUGH LOUNGE/DINER
- * THREE BEDROOMS
- * MODERN FITTED KITCHEN
- * FAMILY BATHROOM
- * HIGH SPEC THROUGHOUT
- * WELL MAINTAINED REAR GARDEN
- * POTENTIAL TO EXTEND (STPP)
- * PRIME LOCATION
- * CLOSE TO LOCAL SCHOOLS AND SHOPS



10 Brookside, Great Barr, B43 5DB- Offers in the region of £265,000

Acres are pleased to offer for sale this delightful family home that stands in a popular sought after area. Having close proximity to schooling for all ages as well as local shops and public transport. The property briefly comprises; large enclosed porch leading into hallway, modern fitted kitchen, lounge/dining room. To the first floor is a landing with access to loft and doors into three spacious bedrooms and family bathroom. To the rear of the property is a generous rear garden, providing plenty of room on the patio and a generous lawn area. Having double glazing and gas central heating (both where specified) early viewing is highly recommended to appreciate this family home.

Accessed from the fore via brick block driveway leading to;

PORCH: 6'11 x 4'05 : Double glazed windows and door with door into;

HALLWAY: 8'09 max, 6'0 x 11'6 : A spacious hallway having stairs to first floor, cupboard space, radiator and doors into;

FITTED KITCHEN: 7'05 x 15'4 : Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed bay window, integrated oven, gas hob with extractor hood over, tiling to splashback, breakfast bar area, space and plumbing for washing machine, radiator.

LOUNGE/DINER: 16'9 max, 16'5 min x 15'4 max, 15'0 min : A great size living area with fire surround and fire, radiator, double glazed window and door to rear garden.

LANDING: 8'6 x 6'6 : Double glazed opaque window to side and doors into;

BEDROOM ONE: 9'10 max, 9'5 min x 13'5 : A great size double bedroom with double glazed window to front and radiator.

BEDROOM TWO: 8'0 x 13'7 : A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 6'7 x 10'6 : Double glazed window to front and radiator.

BATHROOM: 8'5 x 6'6 : Fitted suite with panelled bath, walk in shower cubicle, wash hand basin, close couple W.C., tiling to floor and walls, chrome ladder styled radiator and double glazed opaque window to rear.

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

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

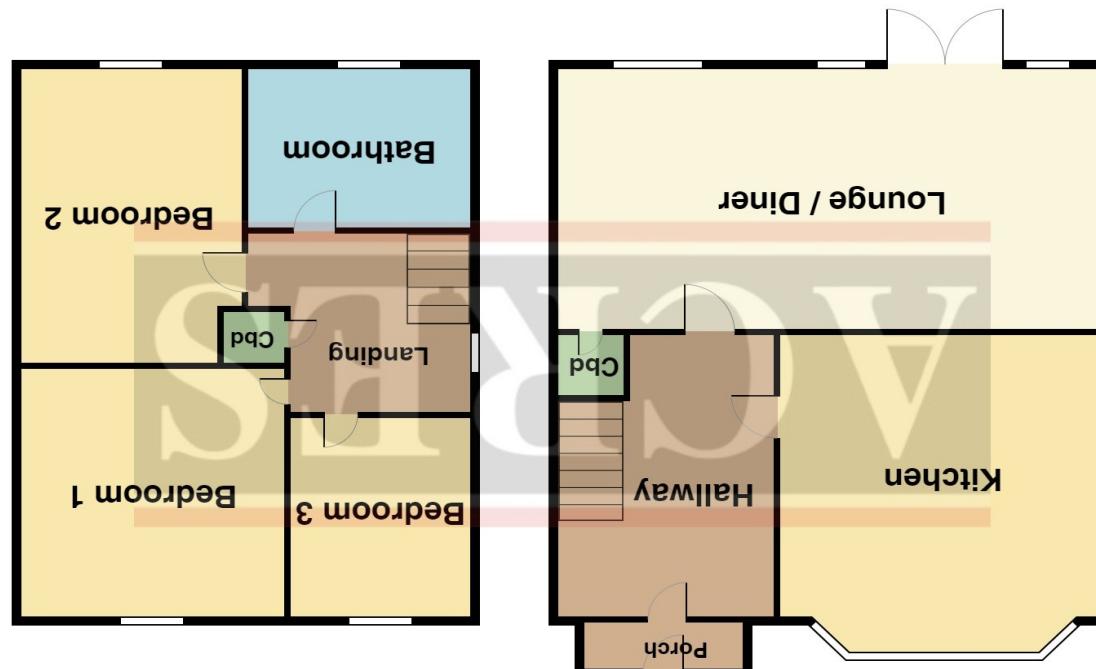
VIEWING: Recommended via Acres on 0121 358 6222.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

however be available by separate negotiation.
 Every care has been taken with the preparation of these Particulars but completeness and accuracy cannot be guaranteed. If there is any point, which is of particular
 importance to you, please obtain professional confirmation for you. We have not tested any appa-
 ratus, equipment, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Di-
 mensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may

THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL
 GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE
 ROOM TO ANOTHER.



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