

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- MID TERRACED FAMILY HOME
- THREE SPACIOUS BEDROOMS
- WELL PRESENTED LIVING ROOM
- OPEN PLAN KITCHEN / DINER
- SEPARATE UTILITY ROOM
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- LARGE REAR GARDEN
- IDEAL FIRST TIME BUY
- NO UPWARD CHAIN



SOMERCOTES ROAD, GREAT BARR, B42 2JP - OFFERS OVER £225,000

A well-presented three-bedroom mid-terrace family home set in the heart of the popular Beaches Estate within Great Barr. Ideally positioned close to fantastic local schooling, excellent public transport links and a variety of nearby shops, this property is perfectly suited for first-time buyers and is offered with no upward chain. To the front, the home benefits from a driveway providing convenient off-road parking, leading into an enclosed porch and welcoming hallway. The ground floor features a spacious front living room, flowing through to an open-plan fitted kitchen and dining area at the rear, complemented by a separate utility room for added practicality. The first floor offers a generous landing space with access to two well-proportioned double bedrooms, a third comfortable single bedroom, and a modern family bathroom. Externally, the rear of the property boasts a spacious, low-maintenance garden with a patio area ideal for outdoor seating, leading onto a large lawn—perfect for families and entertaining. This superb home presents an excellent opportunity for first-time purchasers seeking a well-located property in move-in-ready condition. HURRY BEFORE YOU'RE TOO LATE!

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

PORCH: 7'2 x 3'2: Double glazed windows and internal door into;

HALLWAY: 5'4 max, 2'5 min x 4'2: Light and airy entrance with stairs to first floor, radiator and door into;

LIVING ROOM: 12'9 max, 9'8 min x 14'8 (bay): A great size living area with fire surround and fire, radiator and double glazed bay window to front along with door leading into;

OPEN PLAN KITCHEN/DINER: 15'6 max, 14'4 min x 9'9: A open plan fitted kitchen / diner with a range of drawer base and eye level units, work surfaces, sink and drainer, integrated oven, gas hob with extractor hood over, tiling to splashback, tiling to floor, door to rear, dining area with radiator, wall mounted fire and double glazed window to rear along with door leading into;

UTILITY ROOM: 7'9 x 8'9: A good additional space for ones own use having space and plumbing for dishwasher and washing machine and tumble dryer, space for fridge freezer, double glazed windows to rear and tiling to floor.

LANDING: 6'2 max, 2'8 min x 6'0: Access into loft and doors into;

BEDROOM ONE: 11'3 max, 9'4 min x 12'9: A great size double bedroom with fire surround, double glazed window to front and radiator.

BEDROOM TWO: 11'3 x 9'9: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 6'7 x 8'9 max, 4'6 min: A final bedroom with double glazed window to front and radiator.

BATHROOM: 5'9 x 6'7: A modern family bathroom with fitted suite to include freestanding bath, shower over, wash hand basin set into vanity unit, close couple W.C., tiling to walls, radiator and double glazed opaque window to rear.

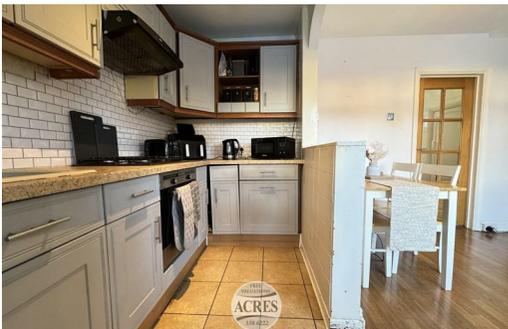
REAR GARDEN: A good size garden with paved patio area and lawn along with fencing to borders.

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: B.

VIEWING: Recommended via Acres on 0121 358 6222.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

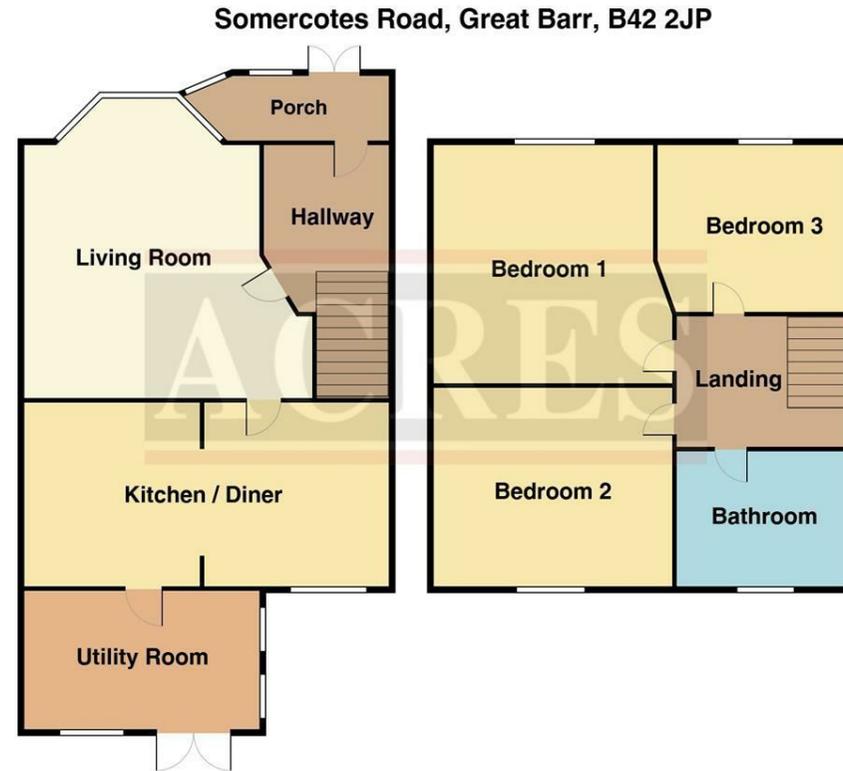


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COUNCIL TAX BAND : B **COUNCIL :** Birmingham

VIEWING: Highly recommended via Acres on 0121 358 6222

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		71	
(55-68) D			
(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.