

ACRES

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- MID TERRACED FAMILY HOME
- TWO DOUBLE BEDROOMS
- SPACIOUS LIVING ROOM
- OPEN PLAN KITCHEN / DINER
- LARGE FAMILY BATHROOM
- POTENTIAL FOR DRIVEWAY TO FRONT
- LARGE REAR GARDEN
- POTENTIAL TO EXTEND (STPP)
- IDEAL FIRST TIME BUY
- NO UPWARD CHAIN



LONGSTONE ROAD, GREAT BARR, B42 2DW - OFFERS OVER £175,000

Acres are delighted to offer for sale this spacious property beaming with potential in every way possible! The property benefits from double glazing and gas central heating (both where specified). The interiors include hallway, very well presented living room leading into open plan fitted kitchen / diner and double doors into large rear garden. To the first floor is a light and airy landing with access into loft plus two double bedrooms and family bathroom with white suite. Outside is a fore garden with potential for driveway space (STPP) and to the rear is a patio to fore leading to large lawn, to the far rear of the garden is a further patio area! This is a very popular road so an early viewing is highly recommended along with the potential on offer throughout we anticipate high levels of interest! **HURRY BEFORE YOU'RE TOO LATE – IDEAL FIRST TIME BUY!**

Accessed via fore garden with pathway leading to;

HALLWAY: 4'8 x 3'4: Stairs to first floor, radiator and door into;

LIVING ROOM: 13'6 / 10'7max x 9'5min: A great size living area with fire surround and fire, radiator, cupboard space, double glazed window to front and door into;

OPEN PLAN KITCHEN/DINER: 13'8 x 9'8: A open plan fitted kitchen / diner with drawer base and eye level units, work surfaces, sink and drainer, double glazed window, space for cooker, space and plumbing for washing machine and fridge, double glazed door leading out to rear. Opening into dining area with radiator and double glazed sliding doors leading out to garden.

LANDING: 8'2max x 2'6min / 7'5max x 4'5min: Access into loft and doors into;

BEDROOM ONE: 15'8max x 9'7min / 13'11max x 5'7min: A great size double bedroom with feature fire surround, cupboard space, double glazed window to front and radiator.

BEDROOM TWO: 10'11max x 6'7min / 10'6max x 6'9min: A further good size double bedroom with double glazed window to rear and radiator.

BATHROOM: 6'9 x 5'2: Fitted suite with panelled bath, shower over, wash hand basin, close couple W.C., tiling to walls, radiator and double glazed opaque window to rear.

REAR GARDEN: A great size garden with patio area and long lawn with fencing to borders.

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: B.

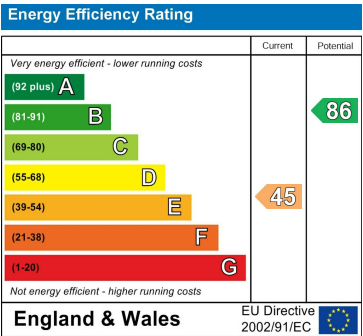
VIEWING: Recommended via Acres on 0121 358 6222.



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COUNCIL TAX : B

VIEWING: Highly recommended via Acres on 0121 358 6222



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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.