

# ACRES

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- EXTENDED MID TERRACED FAMILY HOME
- THREE SPACIOUS BEDROOMS
- WELL PRESENTED FRONT RECEPTION ROOM
- EXTENDED REAR RECEPTION ROOM
- EXTENDED GALLEY STYLE KITCHEN
- MODERN FAMILY SHOWER ROOM
- LARGE DRIVEWAY TO FRONT
- WELL PRESENTED REAR GARDEN
- SOUGHT AFTER LOCATION
- NO UPWARD CHAIN



***COLLINGWOOD DRIVE, GREAT BARR, B43 7JW - OFFERS AROUND £250,000***

Set on the popular Pheasey Estate within the heart of Great Barr, this well-presented three-bedroom mid-terrace home offers excellent access to highly regarded schooling, local shops, and convenient public transport links. To the front, the property benefits from a large driveway providing ample off-road parking and leading into an enclosed porch and a light and airy hallway. The ground floor features a spacious front living room, an extended rear reception room, and an extended galley-style fitted kitchen, providing generous living and entertaining space throughout. To the first floor is a well-proportioned landing area giving access to three spacious bedrooms and a modern family shower room. At the rear, the property boasts a large garden with a patio area, lawn, and a useful storage shed at the far end. Offered with no upward chain, this fantastic home is ideal for first-time buyers or families looking to settle in a sought-after location. **HURRY BEFORE YOU'RE TOO LATE - NO UPWARD CHAIN!**

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

**PORCH:** 6'7 x 3'2: Double glazed windows and internal door into;

**HALLWAY:** 5'3 max, 2'6 min x 13'7: A light and airy entrance with stairs to first floor, radiator and doors into;

**FRONT RECEPTION ROOM:** 9'8 max, 8'7 min x 15'3 (bay): A great size living area with fire surround and fire, radiator and double glazed bay window to front.

**EXTENDED REAR RECEPTION ROOM:** 10'2 max, 7'2 min x 20'3: A further spacious extended living / dining area with two glazed windows to side, radiator, fire surround and double glazed double door to rear.

**EXTENDED FITTED KITCHEN:** 5'4 x 20'0: A extended fitted kitchen with a range of drawer base and eye level units, work surfaces, sink and drainer, integrated oven, electric hob with extractor hood over, tiling to splashback, tiling to floor, space and plumbing for washing machine and dishwasher, space for fridge freezer, radiator and double glazed window and door to rear.

**LANDING:** 5'6 max, 2'5 min x 6'1: Doors into;

**BEDROOM ONE:** 11'6 max, 8'2 min x 12'7: A great size double bedroom with double glazed window to front and radiator.

**BEDROOM TWO:** 11'5 max, 9'9 (wardrobe) x 10'2: A further good size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

**BEDROOM THREE:** 7'9 x 9'7 max, 9'1 min: A final spacious bedroom with double glazed window to front and radiator.

**SHOWER ROOM:** 5'6 x 6'9: Fitted suite with walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C., tiling to walls, radiator and double glazed opaque window to rear.

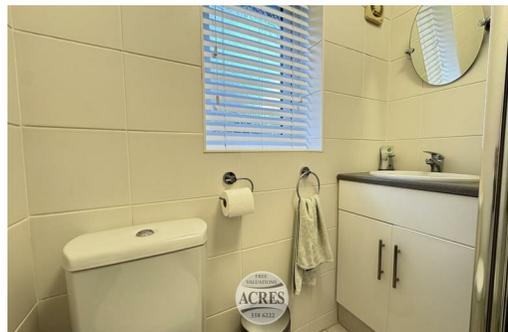
**REAR GARDEN:** A good size garden with paved patio area and lawn with mature plants, shrubs and trees along with fencing to borders.

**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.

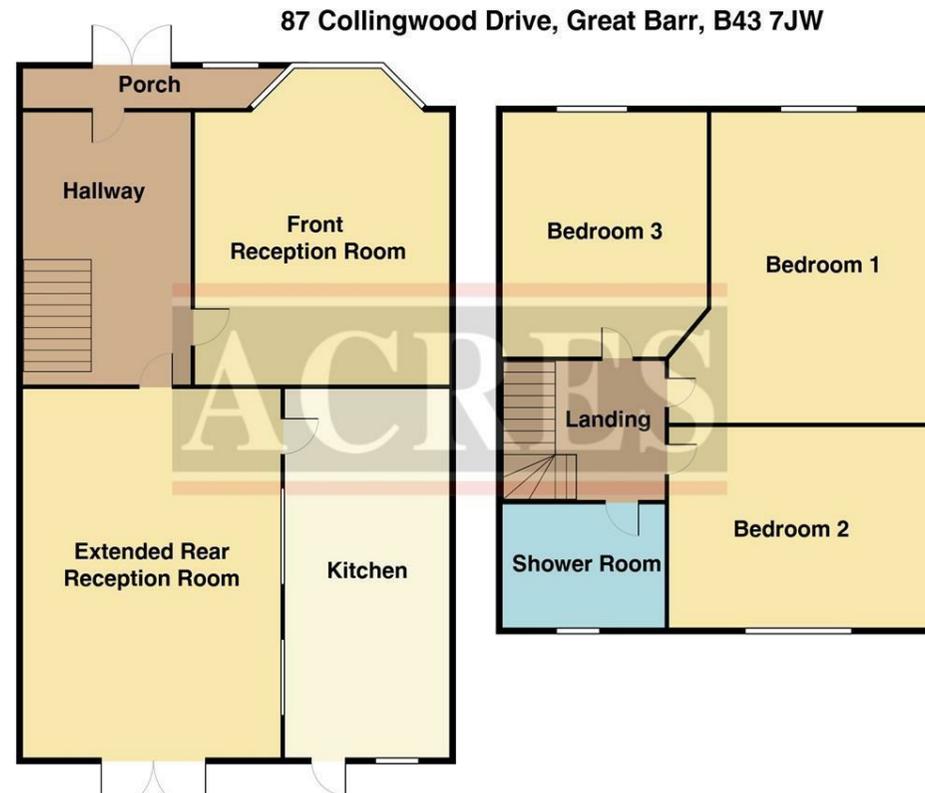


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**COUNCIL TAX BAND :** B                      **COUNCIL :** Walsall

**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	71	77
(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.