

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
☎ 0121 358 6222 ✉ greatbarr@acres.co.uk @ www.acres.co.uk

- SEMI DETACHED FAMILY HOME
- THREE SPACIOUS BEDROOMS
- SPACIOUS THROUGH LOUNGE / DINER
- MODERN FITTED KITCHEN
- SEPARATE UTILITY ROOM
- MODERN FAMILY BATHROOM
- SIDE GARAGE / OFF ROAD PARKING
- POTENTIAL TO EXTEND TO SIDE AND REAR (STPP)
- HIGH SPEC THROUGHOUT
- SOUGHT AFTER LOCATION



FRAMPTON WAY, GREAT BARR, B43 7UH - OFFERS AROUND £335,000

Set in the heart of Pheasey, Great Barr, this extremely well-presented and high-quality three-bedroom semi-detached family home enjoys close proximity to fantastic local schooling, excellent public transport links, and a variety of nearby shops. The property benefits from a large driveway to the front, providing ample off-road parking and leading to a generous side garage. An enclosed porch welcomes you into a spacious and inviting hallway, offering access to a bright through living and dining room. The ground floor also features a beautifully presented modern fitted kitchen/diner, complete with a separate utility room and convenient internal access into the side garage. To the first floor, a well-appointed landing leads to three spacious bedrooms and a stunning, refitted family bathroom finished to an exceptional standard. Externally, the property boasts a large rear garden with a patio seating area that flows onto an expansive lawn—perfect for family enjoyment and outdoor entertaining. The home further benefits from huge potential for extension to both the side and rear (subject to planning permission), making it an ideal long-term family residence. **HURRY BEFORE YOU'RE TOO LATE!**

Accessed from the fore via driveway offering off road parking leading to garage front, door to side access and double glazed entrance door, into;

PORCH: 6'2 x 3'3: Having double glazed windows and internal door into;

HALLWAY: 8'9 max, 5'9 min x 9'4: A light and airy entrance with stairs to first floor, radiator, cloakroom store cupboard and doors into;

THROUGH LOUNGE/DINER: 14'8 max, 9'8 min x 24'5 (bay) 7'3 min: A great size through living/dining area with radiators, double glazed bay window to front and double glazed double doors to rear.

FITTED KITCHEN: 10'9 x 11'8: A modern fitted kitchen / diner with a range of modern drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, electric hob with extractor hood over, tiling to floor, space and plumbing for washing machine, space for fridge freezer, radiator and door into;

SIDE PASSAGEWAY/UTILITY SPACE: 7'3 X 15'5: Door to front and rear along with potential utility space.

LANDING: 4'2 x 7'7: Double glazed opaque window to side and doors into;

BEDROOM ONE: 12'8 x 13'7 (bay) 9'6 (wardrobe): A great size double bedroom with built in wardrobe system, double glazed bay window to front and radiator.

BEDROOM TWO: 9'8 max, 8'6 (wardrobe) x 10'3: A further good size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM THREE: 8'2 max, 4'8 min x 8'1 max, 4'4 (wardrobe): A final bedroom with built in wardrobe system, double glazed window to front and radiator.

BATHROOM: 10'9 x 5'5: A stunning re-fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, close couple W.C., tiling to floor and 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.

GARAGE: 7'9 x 15'8: Up and over garage door to front with ceiling light and power points. (Please check the suitability of this garage for your own vehicle)

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.

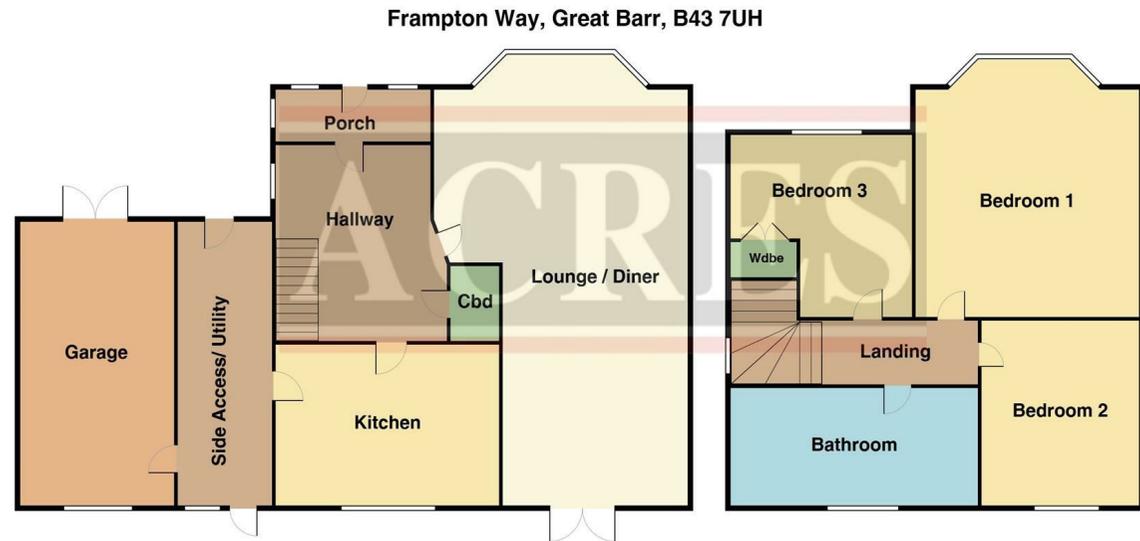


TENURE: We have been informed by the vendor that the property is Freehold
 (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : C **COUNCIL :** Walsall

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		72	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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.

