

ACRES

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



- EXTENDED SEMI DETACHED FAMILY HOME
- THREE SPACIOUS DOUBLE BEDROOMS
- MASTER BEDROOM WITH BUILT IN WARDROBES
- FITTED FAMILY SHOWER ROOM
- MODERN FITTED KITCHEN
- SPACIOUS LIVING ROOM
- OFF ROAD PARKING TO FRONT
- LOW MAINTENANCE GARDEN TO REAR
- LARGE OUTBUILDING TO FAR REAR
- IDEAL FIRST TIME BUY



CRAMLINGTON ROAD, GREAT BARR, B42 2EG - OFFERS AROUND £265,000

Discover this superb three double bedroom, extended semi-detached family home set in the heart of Great Barr, perfectly positioned for easy access to local shops, excellent schooling options, and convenient public transport links. The property welcomes you with a generous double driveway providing ample off-road parking, leading into an enclosed porch and onwards into a spacious hallway. From here, you are guided into a modern fitted kitchen to the front, while to the rear sits a bright and spacious living room, ideal for family relaxation and entertaining. To the first floor, the home offers two well-proportioned double bedrooms and a stylish master family bathroom, complemented by a versatile office / work from home space/ nursery with potential to become a walk in wardrobe. A further set of stairs leads to the second-floor master double bedroom, providing a private and tranquil retreat. Outside, the property boasts a low-maintenance rear garden, featuring a patio area with steps rising to additional patio terraces, offering multiple seating and entertaining spaces. Completing the garden is a brick-built outhouse, fully equipped with ample work space, built in shelving, running water, electricity and lighting—perfect for storage, a workshop, or hobby room. This wonderfully extended family home blends space, practicality and convenience, making it an ideal purchase for growing families seeking a Great Barr location. **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: 4'9 x 5'5: Double glazed windows and double glazed double doors into;

HALLWAY: 5'4 x 9'8: A spacious entrance with stairs to first floor, radiator and doors into;

LIVING ROOM: 15'9 max, 3'9 min x 13'9: A great size living space with fire surround and fire, radiator and double glazed double doors to rear.

FITTED KITCHEN: 9'9 x 8'9: A modern fitted kitchen with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, gas hob with extractor hood over, tiling to splashback, tiling to floor, space and plumbing for washing machine, space for fridge freezer and radiator along with door onto side passageway.

LANDING: 8'6 max, 3'7 min x 4'8: Double glazed window to side and doors into;

BEDROOM TWO: 8'5 max, 6'8 (wardrobe) x 14'8: A spacious double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM THREE: 7'1 x 12'8: A final spacious bedroom with double glazed window to front and radiator.

BATHROOM: 5'5 x 5'9: A fitted suite with walk in shower cubicle, wash hand basin, tiling to walls, radiator and double glazed opaque window to front.

BEDROOM ONE: 16'2 max, 13'9 min x 10'1: A great size master double bedroom with built in wardrobe system, double glazed window to rear and radiator.

OFFICE/ WORK FROM HOME SPACE/NURSERY: 9'9 max, 6'7 min x 9'1: A great additional space with radiator and double glazed window to front to be used for ones own use!

REAR GARDEN: A good size low maintenance tiered garden with paved patio areas with mature plants, shrubs and trees along with fencing to borders.

OUTBUILDING: 16'5 x 18'8: Ideal for workshop use or additional storage having built in shelving, ample work space, power, lighting and running water.

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



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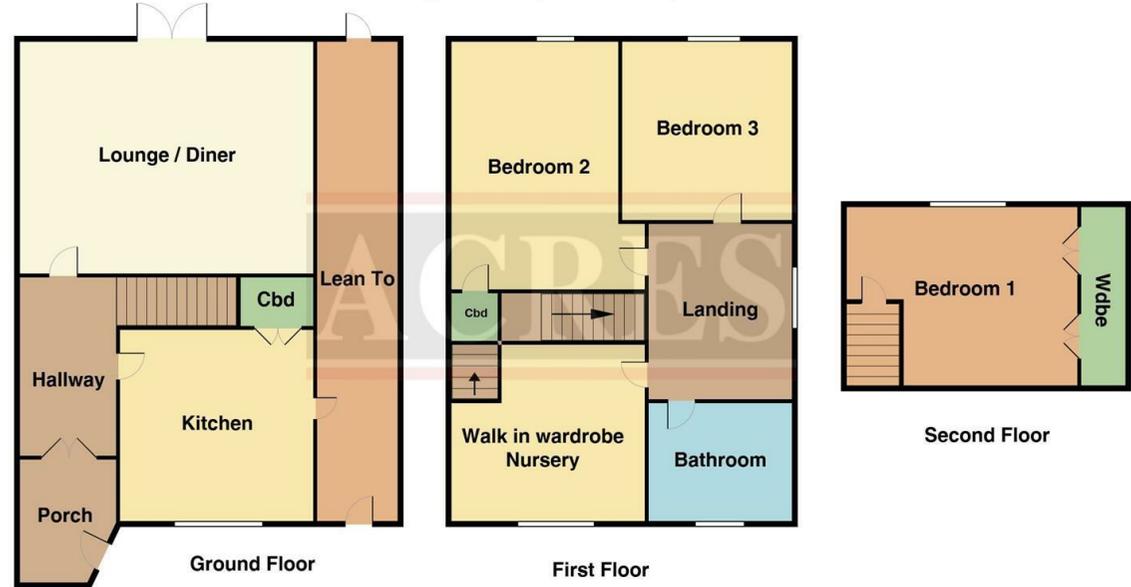
COUNCIL TAX BAND : B **COUNCIL :** Birmingham

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		
(55-68) D		
(39-54) E	52	65
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Cramlington Road, Great Barr, B42 2EG



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.

