

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- LINK DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- TWO SPACIOUS RECEPTION ROOMS
- FITTED KITCHEN
- MODERN FAMILY BATHROOM WITH SHOWER ROOM
- DOWNSTAIRS GUEST W.C.
- SEPARATE UTILITY ROOM AND ADDITIONAL STORE ROOM
- POTENTIAL TO EXTEND (STPP)
- QUITE CUL-DE-SAC LOCATION
- NO UPWARD CHAIN



LITTLE CROFT, GREAT BARR, B43 6DA - OFFERS IN EXCESS OF £405,000

It is a privilege to offer this beautiful recently part refurbished detached property located on a very desirable residential road off Grove Vale Avenue, Great Barr. The property benefits from newly fitted double glazing and gas central heating (both where specified). The very spacious interiors include an spacious welcoming entrance hall, downstairs guest WC, lovely through living room with further extended dining room space to rear open plan with a modern re-fitted kitchen and separate utility / office room and store room. To the first floor is a lovely light and airy landing space leading to four double bedrooms, a modern family bathroom with white suite and shower room. Outside is a superb fore garden offering multiple parking space with access to garage / store front. To the rear is a patio area leading to mature garden that is the perfect complement to this incredible home. Hurry before you're too late! NO UPWARD CHAIN!

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

HALLWAY: 7'9 max, 3'1 min x 17'9: Stairs to first floor, radiator and doors into;

LIVING ROOM: 12'7 max, 11'5 min x 19'7 (bay) 16'7 min: A great size living area with fire surround and fire, radiator, double glazed bay window to front, leading into;

DINING ROOM: 10'11 max, 7'7 min x 14'4: A spacious dining area with radiator, tiling to floor and double glazed double doors to rear.

EXTENDED FITTED KITCHEN: 8'7 x 16'2 max, 15'2 min: Fitted kitchen with a range of modern 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 and radiator.

UTILITY ROOM: 7'2 x 16'1: A large utility space with space and plumbing for washing machine, tiling to floor, wall mounted central heating boiler and double glazed door to rear.

GUEST W.C: 2'7 x 5'9: Fitted with close couple W.C, tiling to walls and floor.

LANDING: 12'1 max, 4'5 min x 8'9: Double glazed opaque window to side and doors into;

BEDROOM ONE: 11'6 x 11'9: A great size double bedroom with double glazed window to rear and radiator.

BEDROOM TWO: 10'1 x 10'3: A further good size double bedroom with double glazed window to front and radiator.

BEDROOM THREE: 8'8 x 9'7: A third bedroom with double glazed window to front and radiator.

BEDROOM FOUR: 8'1 x 8'7: A final bedroom with radiator and double glazed window to rear.

BATHROOM: 6'7 x 6'2: Fitted suite with panelled bath, shower over, wash hand basin, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to side.

ADDITIONAL SHOWER ROOM: 2'6 x 3'8: Fitted with a walk in shower cubicle.

GARAGE/STOREROOM: 7'4 x 12'3: With up and over door and door into utility room.

REAR GARDEN: A good size garden with paved patio area and lawn 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.



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COUNCIL TAX BAND : E **COUNCIL :** Sandwell

VIEWING: Highly recommended via Acres on 0121 358 6222

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 85 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 68 | |
| (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.