ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- EXTENDED SEMI DETACHED FAMILY HOME
- THREE SPACIOUS BEDROOMS
- EXTENDED THROUGH LIVING / DINING ROOM
- EXTENDED MODERN FITTED KITCHEN
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- LOW MAINTIANCE REAR GARDEN
- GARAGE TO REAR
- IDEAL FIRST TIME BUY
- SOUGHT AFTER LOCATION

GORSE FARM ROAD, GREAT BARR, B43 5LP - OFFERS AROUND £257,500

Introducing this extended three-bedroom semi-detached family home set in the heart of Great Barr, ideally positioned for access to local shops, public transport links, and excellent schooling. The property benefits from a driveway providing off-road parking, leading to an enclosed porch that opens into a light and airy hallway. The ground floor features an extended through living and dining room, offering a bright and versatile space perfect for family living and entertaining. A extended modern fitted kitchen completes the ground floor, providing ample storage and worktop space. To the first floor, a spacious landing leads to two well-proportioned double bedrooms, a third single bedroom, and a modern fitted family bathroom. Externally, the rear of the property enjoys a low-maintenance garden with a patio area leading onto a neat lawn, along with further communal rear access to a garage, allowing additional off-road parking. Ideal for first-time buyers, this property presents a fantastic opportunity to secure a well-presented family home in a highly sought-after location. HURRY BEFORE YOU'RE TOO LATE!

Accessed from the fore via paved driveway offering off road parking leading to double glazed double entrance doors, into;

PORCH: 5'6 x 2'4: Double glazed window and internal door into;

HALLWAY: 5'9 max, 3'1 min x 13'9: A light and airy entrance with stairs to first floor, radiator, understairs storage cupboard and door into;

EXTENDED THROUGH LOUNGE/DINER: 10'2 max, 9'1 min x 31'1 (bay): A great size extended through living / dining space with fire surround and fire, radiator and double glazed bay window to front and double glazed window to rear.

EXTENDED FITTED KITCHEN: 5'8 x 12'1: A extended modern fitted kitchen with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, space and plumbing for washing machine, space for under counter fridge and freezer, radiator and door to rear.

LANDING: 6'4 max, 2'7 min x 7'8: Double glazed opaque window to side and doors into;

BEDROOM ONE: 10'2 x 14'4 (bay): A great size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 10'3 max, 9'1 min x 11'7: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 5'9 x 7'4: A final bedroom with double glazed window to front and radiator.

BATHROOM: 5'8 x 8'1: A modern fitted suite with panelled bath, shower over, wash hand basin, tiling to walls, tiling to floor, chrome ladder style 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 along with single garage to far rear and car port area.

REAR GARAGE AND CARPORT: Accessed via communal rear access, up and over garage doors to front. (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.

FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

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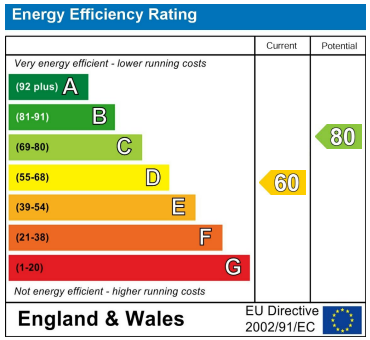
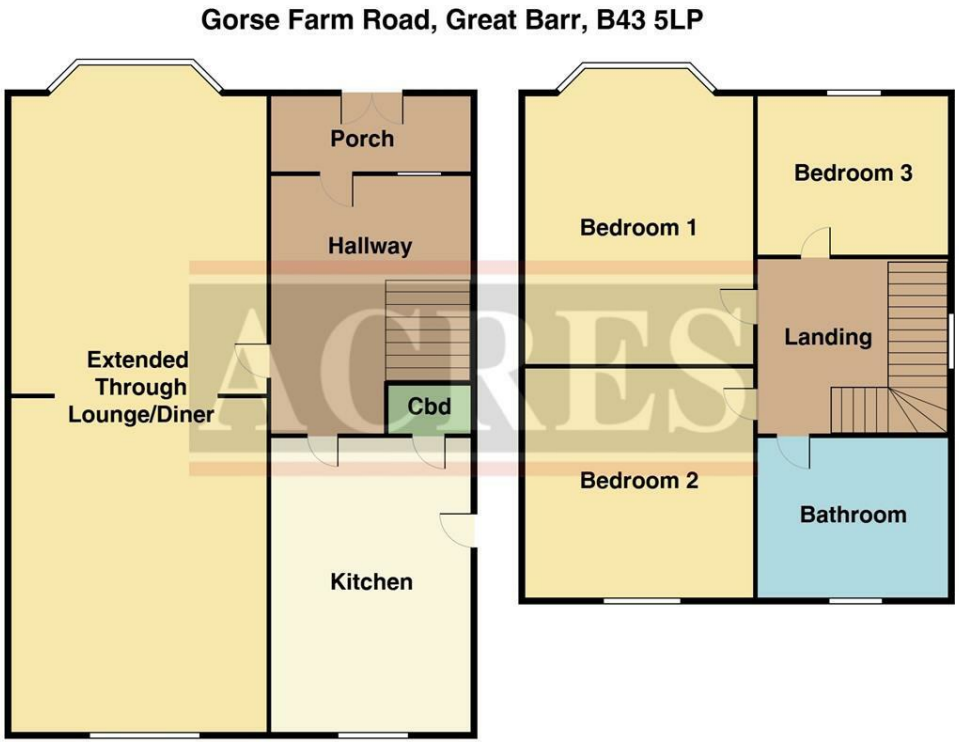
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : C COUNCIL : Sandwell

VIEWING: Highly recommended via Acres on 0121 358 6222





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.