

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- EXTENDED DETACHED FAMILY HOME
- FOUR SPACIOUS BEDROOMS
- FOUR SPACIOUS RECEPTION ROOMS
- EXTENDED OPEN PLAN KITCHEN / DINER
- DOWNSTAIRS SHOWER ROOM
- FIRST FLOOR EN SUITE & MASTER FAMILY BATHROOM
- OFF ROAD PARKING & SIDE GARAGE
- EXTREMELY LARGE REAR GARDEN
- NO UPWARD CHAIN
- POTENTIAL TO EXTEND FURTHER (STPP)



**RAY HALL LANE, GREAT BARR, B43 6JE - OFFERS IN THE REGION OF £575,000**

Describe an extremely spacious and detached family home set in the heart of Great Barr, Birmingham, with access to excellent local shops, reliable public transport links, and fantastic schooling nearby. The property is perfectly positioned on the ever-so-popular Ray Hall Lane and enjoys beautiful open views to the front. This impressive home offers a secure gated driveway providing ample off-road parking, with further access to the side garage. An enclosed porch leads into the first of three generous reception rooms, all offering flexible living and entertaining space. The ground floor also boasts a spacious conservatory overlooking the rear garden, along with a stunning extended open-plan kitchen and dining area, complemented by a separate utility room and a convenient downstairs shower room. To the first floor are four exceptionally spacious bedrooms, including one with its own en-suite shower room, in addition to a well-appointed master family bathroom. Externally, the property features a fantastic rear garden with a patio area and a large, well-maintained lawn—ideal for families and outdoor entertaining. This is a superb opportunity for growing families, offering fantastic scope for further extension and the added benefit of no upward chain. HURRY BEFORE YOU'RE TOO LATE - NO UPWARD CHAIN!

Accessed from the fore via double gates to brick block driveway offering off road parking along with access to garage front and lawn with hedging to borders leading to double glazed entrance door, into;

PORCH: 5'10 x 3'4: Having double glazed windows and internal door into;

DINING ROOM: 11'6 x 11'9: A good sized dining room with radiator and double glazed window to front along with door leading into;

HALLWAY: 12'7 x 7'7: A light and airy inner hallway with stairs to first floor, radiator and door into;

LIVING ROOM: 12'8 max, 11'5 min x 13'8: A great size living space with fire surround and fire, radiator and double glazed double doors into conservatory.

SITTING ROOM: 10'9 x 18'5: A great size additional living space with fire surround, radiator and double glazed bay window to front.

EXTENDED KITCHEN/DINER: 21'6 max, 9'9 min x 19'7 max, 8'2 min: A extended open plan fitted kitchen / diner with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, space for cooker with extractor hood over, tiling to splashback, tiling to floor, space and plumbing for washing machine, space for fridge freezer, radiator, leading through to a spacious dining space with doors into;

GUEST W.C & SHOWER ROOM: 7'2 x 6'7: Fitted with close couple W.C, wash hand basin, walk in shower cubicle, tiling to walls.

CONSERVATORY: 12'4 x 9'11: A great additional space for ones own use with double glazed windows and double glazed double doors to rear.

LANDING: 6'1 x 9'7: A spacious light and airy landing with doors into;

BEDROOM ONE: 10'9 x 18'6 (bay): A great size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 12'8 max, 10'9 min x 13'8: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 8'4 x 12'5: A third double bedroom with double glazed window to front and radiator, door leading into;

ENSUITE: 2'8 x 9'9: Fitted with walk in shower cubicle, close couple W.C, wash hand basin, tiling to walls and double glazed window to side.

BEDROOM FOUR: 10'1 x 7'3 max, 6'11 min: A final spacious bedroom with double glazed window to rear and radiator.

BATHROOM: 5'6 x 7'5: A fitted suite with freestanding bath, wash hand basin, close couple W.C, tiling to part walls, radiator and double glazed opaque window to side.

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

GARAGE: 10'6 x 19'1: With up and over door, light and power. (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: E.

VIEWING: Recommended via Acres on 0121 358 6222.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

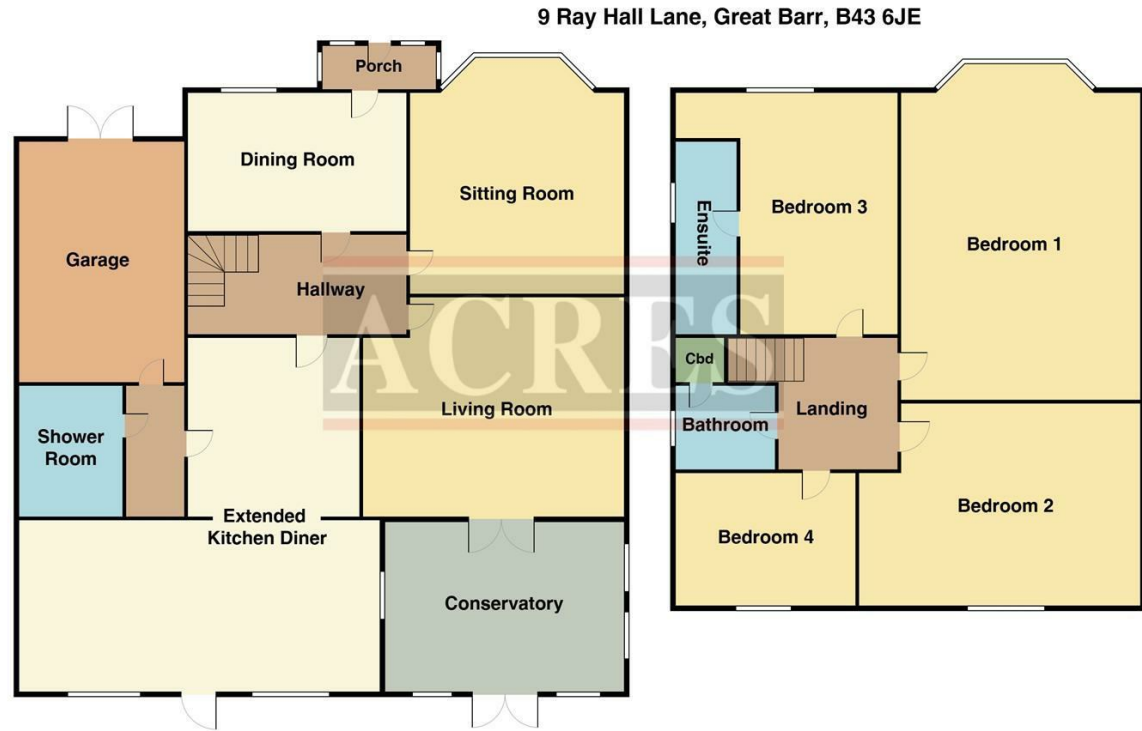


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**COUNCIL TAX BAND :** E                      **COUNCIL :** Sandwell

**VIEWING:** Highly recommended via Acres on 0121 358 6222

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b> 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.

