

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * Extended semi detached family home
- * Brand new boiler recently installed with 10 year warranty
- * Six double bedrooms
- * Spacious lounge with an excellent gas fire
- * Good size dining room leading to the conservatory then rear garden
- * Attractive kitchen with an abundance of storage and breakfast bar
- * Good size pantry leading off the kitchen
- * Family bathroom, shower room and down-stairs guest W.C
- * Substantial drive to fore offering multi car parking space
- * Large single level rear garden
- * No upward chain



228 Walsall Road, Perry Barr B42 1UD - Offers Over £485,000

ATTENTION: Families, Landlords and Investors!

Acres is proud to offer for sale this wonderful extended six / seven-bedroom home.

The property is located in a particularly popular area of Perry Barr. It is in close proximity to Perry Park, Perry Hall Park, Alexander Stadium, local shops, schools and places of worship. Towns such as Birmingham City Centre, Walsall, Sutton Coldfield, and West Bromwich are within easy reach and very accessible from the doorstep bus routes and nearby transport links at Perry Barr and Hamstead Train stations.

The property benefits from double glazing and gas central heating (both where specified). The vast extended interiors include; enclosed porch, welcoming entrance hall, sitting room, lounge leading into dining room and conservatory, very generous and comprehensively extended breakfast kitchen, pantry room and guest downstairs WC.

To the first floor is a spacious galleried landing, four excellent double bedrooms with fitted wardrobes and family bathroom. To the second floor is a great size loft conversion offering two further double bedrooms and shower room. Outside is a large fore garden offering multiple parking spaces and to the rear is a garden comprising patio, long lawn, and patio with shed at rear.

If you are looking for a very spacious and beautifully presented executive styled home, book a viewing now!

PORCH: 1'11 x 5'7: Double glazed windows and door with door into;

HALLWAY: 16'3 / 6'5max x 3'3min: Stairs to first floor, radiator and door into;

THROUGH LOUNGE/DINER: 27'9 / 11'4max x 10'2min: A good size living/dining area with double glazed bay window to front, wall mounted fire, radiator leading to further living/dining space with radiator, built in storage space and double glazed doors into;

CONSERVATORY: 10'11 x 10'1: A great additional space with radiator, double glazed windows surrounding and double glazed doors out to garden.

SITTING ROOM: 8'7 x 7'9: A good size living area to be used for ones own use with radiator and double glazed window to front.

EXTENDED KITCHEN: 13'10 / 13'9max x 6'8: Modern fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, centre breakfast bar, integrated oven and gas hob and extractor hood over, tiling to splashback, freezer and space and plumbing for washing machine, fridge freezer and dishwasher, cushioned flooring and door out to garden.

DOWNSTAIRS W.C.: 5'2 x 2'11: Close couple W.C. and wash hand basin.

SEPARATE PANTRY: 7'10 x 4'7 : Pantry style cupboard space to be used for ones own use.

FIRST FLOOR LANDING: 11'11 / 6'5max x 2'5min: A light and airy landing with doors into;

BEDROOM ONE: 12'5 / 11'3max x 10'2(wardrobe): A good size double bedroom with built in wardrobe system, double glazed bay window to front and radiator.

BEDROOM TWO: 14'9(into bay) x 12'1min / 11'4max x 9'6(wardrobe): A further good size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM THREE: 15'0max x 7'10min / 14'2max x 8'3: A further good size extended double bedroom with two double glazed windows to front and two radiators.

BEDROOM FOUR: 11'6(wardrobe) x 6'7: Built in wardrobe system, double glazed window to rear and radiator.

BATHROOM: 6'11 x 6'4: White suite with panelled bath and shower over, wash hand basin set into vanity unit, close couple W.C., radiator and double glazed opaque window to rear.

SECOND FLOOR LANDING: 5'5 x 2'11: Doors into;

BEDROOM FIVE: 16'1 x 7'3: A good size double bedroom with walk in storage space, radiator and double glazed window to rear.

BEDROOM SIX: 14'10max x 13'11min / 14'3max x 12'4(wardrobe): A final fantastic size double bedroom with built in wardrobe system, radiator and double glazed window to rear.

SHOWER ROOM: 7'0 x 5'2: Shower cubicle, wash hand basin set into vanity unit, close couple W.C., radiator and double glazed opaque window to rear.

REAR GARDEN: A great size garden with paved patio area to fore and large lawn with fencing to borders.

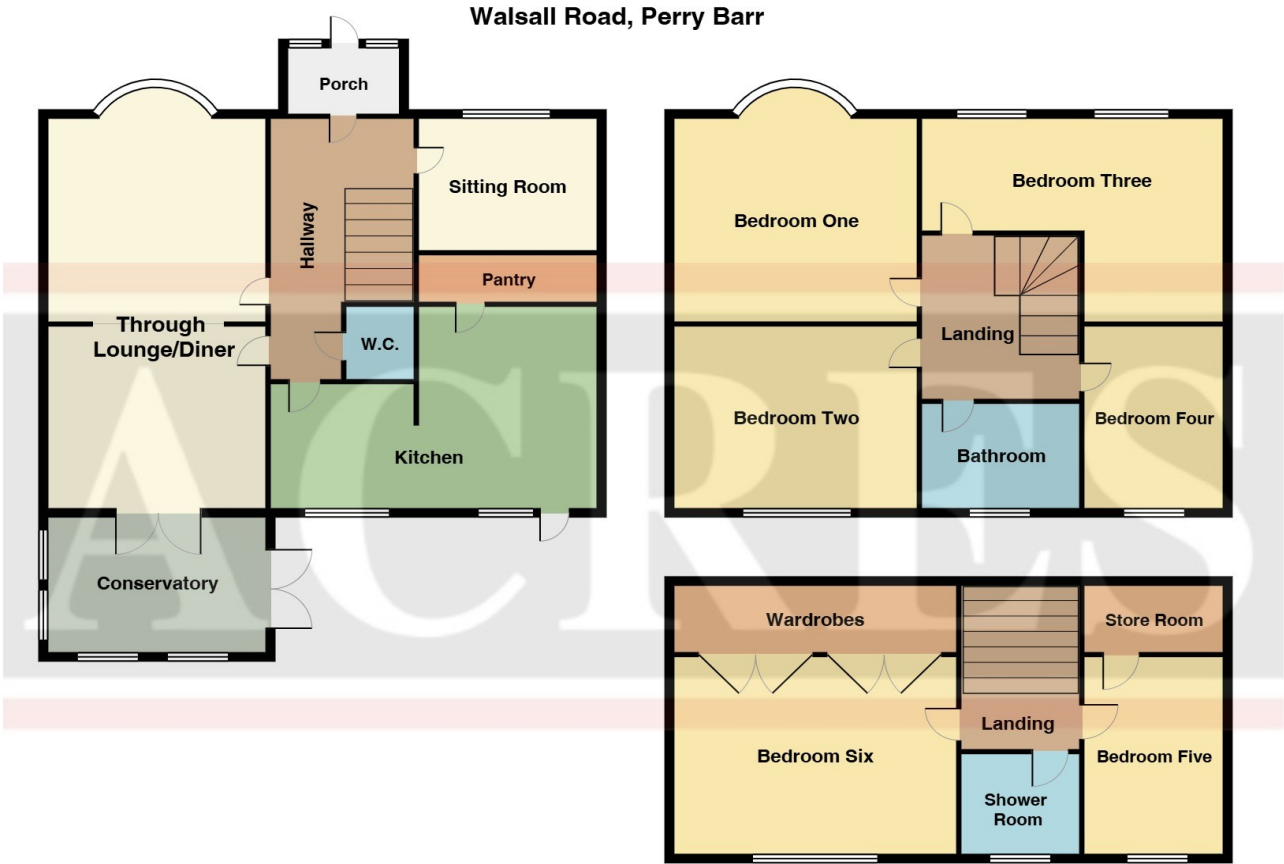
TENURE: We have been informed by the vendors that property is Freehold. (Please note that details of the tenure should be confirmed by any prospective purchaser's solicitor).

FIXTURES & FITTINGS: As per sales particulars.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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.



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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