

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- SEMI DETACHED FAMILY HOME
- THREE SPACIOUS BEDROOMS
- WELL PRESENTED LIVING ROOM
- OPEN PLAN FITTED KITCHEN / DINER
- SIDE PASSAGEWAY
- MODERN FITTED FAMILY BATHROOM
- SEPARATE W.C.
- OFF ROAD PARKING TO FRONT
- WELL MANICURED REAR GARDEN
- NO UPWARD CHAIN



**WAVERLEY AVENUE, GREAT BARR, B43 7PR - OFFERS OVER £285,000**

Discover this spacious semi-detached family home set within the ever-so-popular Park Farm estate in Great Barr, perfectly positioned for access to fantastic schooling, local shops, and excellent public transport links. To the front, the property offers a driveway providing off-road parking, leading into an enclosed porch area with further access into a welcoming hallway. From here, the home opens into a large living room, flowing seamlessly into an open-plan fitted kitchen/diner, complete with a useful side passageway for added convenience. To the first floor, a spacious landing leads into two generous double bedrooms, a third large single bedroom, and a stunning modern family bathroom, complemented by a separate WC. To the rear, the property features a patio area leading to a artificial lawned garden, offering the perfect outdoor space for relaxing or entertaining. Ideal for first-time buyers, this well-presented home combines space, convenience, and a highly desirable 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:** 11'9 x 2'2: Double glazed windows and internal door into;

**HALLWAY:** 10'7 x 3'2: A light and airy entrance with store cupboard and door into;

**LIVING ROOM:** 12'3 max, 11'3 min x 19'9: A great size living space with fire surround and fire, radiator and double glazed double doors to rear along with door leading into;

**OPEN PLAN KITCHEN/DINER:** 6'8 x 26'2: A modern open plan fitted kitchen / diner with a range of drawer base and eye level units, work surfaces, sink under double glazed window to rear, integrated oven, gas hob with extractor hood over, tiling to splashback, tiling to floor, spotlights to ceiling, space and plumbing for washing machine and dishwasher, space for tumble dryer, integrated fridge freezer, radiator, dining space with double glazed window to front and door into;

**SIDE PASSAGEWAY:** 2'4 x 16'2: With door access to front and rear.

**LANDING:** 5'5 x 2'6: Access into loft and doors into;

**BEDROOM ONE:** 12'4 max, 10'2 min x 9'9: A great size double bedroom with double glazed window to rear, built in wardrobes and radiator.

**BEDROOM TWO:** 9'8 x 12'7: A further good size double bedroom with double glazed window to front and radiator.

**BEDROOM THREE:** 6'9 x 9'8: A final spacious bedroom with double glazed window to front and radiator.

**BATHROOM:** 6'8 x 7'1: A stunning modern re-fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, chrome ladder style radiator and double glazed opaque window to rear.

**SEPARATE W.C:** 2'7 x 4'1: Fitted with close couple W.C and double glazed window to side.

**REAR GARDEN:** A good size low maintenance garden with paved patio area and artificial lawn with mature plants, shrubs and trees along with fencing to borders.

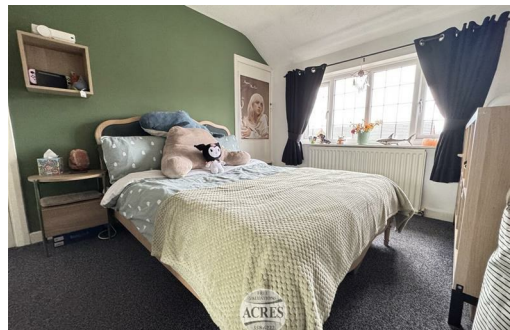
**TENURE:** We have been informed by the vendors that property is Freehold. (Please note that details of the tenure should be confirmed by any prospective purchaser's solicitor).

**FIXTURES & FITTINGS:** As per sales particulars.

**COUNCIL TAX BAND:** C

**VIEWING:** Recommended via Acres on 0121 358 6222.







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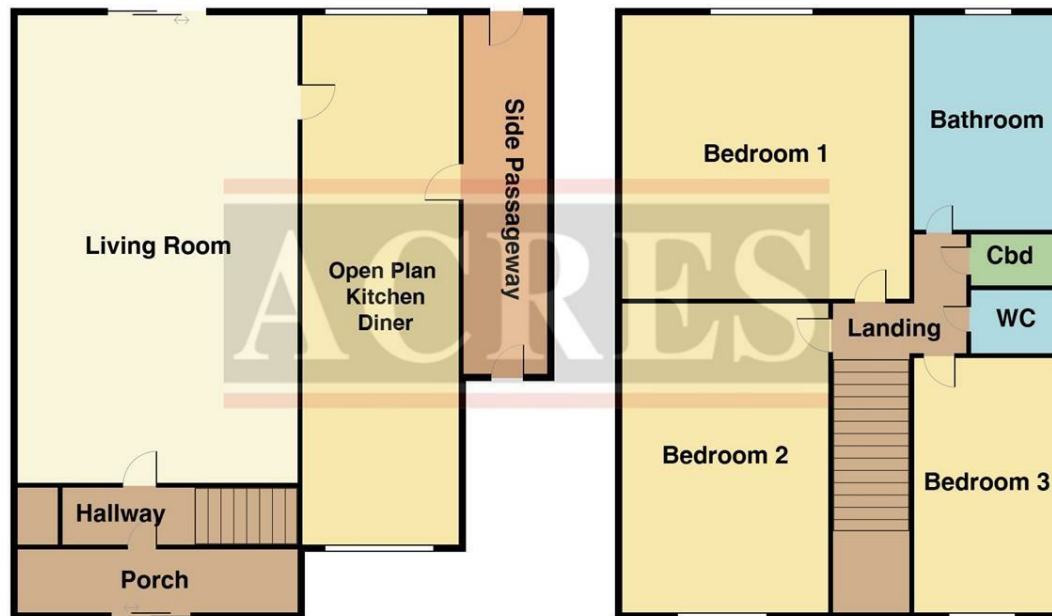
**COUNCIL TAX BAND :** C                      **COUNCIL :** Walsall

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

| Energy Efficiency Rating                           |         |           |
|--|---------|-----------|
|  | Current | Potential |
| Very energy efficient - lower running costs        |         |           |
| (92 plus) <b>A</b>                                 |         |           |
| (81-91) <b>B</b>                                   |         |           |
| (69-80) <b>C</b>                                   |         |           |
| (55-68) <b>D</b>                                   |         |           |
| (39-54) <b>E</b>                                   |         |           |
| (21-38) <b>F</b>                                   |         |           |
| (1-20) <b>G</b>                                    |         |           |
| Not energy efficient - higher running costs        |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC |         |           |



Waverley Avenue, Great Barr, B43 7PR



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.