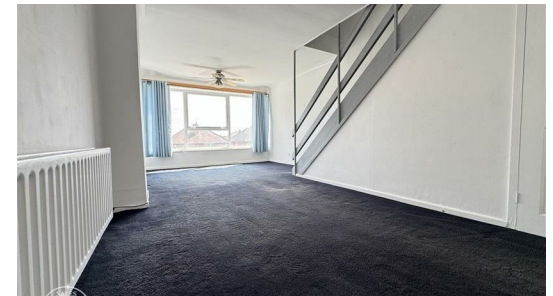


ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
☎ 0121 358 6222 ✉ greatbarr@acres.co.uk @ www.acres.co.uk

- MID TERRACED TOWN HOUSE
- THREE BEDROOMS
- SPACIOUS LIVING / DINING ROOM
- FITTED KITCHEN
- FITTED FAMILY BATHROOM
- DOWNSTAIRS GUEST W.C.
- OFF ROAD PARKING & INTERNAL GARAGE
- LOW MAINTENANCE REAR GARDEN
- IDEAL FIRST TIME BUY OR INVESTMENT
- NO UPWARD CHAIN



MEADOWSIDE CLOSE, GREAT BARR, B43 6BP - OFFERS OVER £200,000

A spacious and well-presented three-storey mid-terrace townhouse, ideally situated in the heart of Great Barr with excellent access to motorway links, local shops and public transport connections. Set within a quiet cul-de-sac, this versatile home is perfectly suited to first-time buyers, growing families or investors, and is offered with no upward chain. The property benefits from a private driveway providing off-road parking, along with access to an integral garage. Internally, the ground floor comprises a welcoming and spacious hallway, a useful third bedroom, a guest WC, and staircase access to the upper floors. To the first floor is a generous fitted kitchen positioned to the front, while to the rear is a bright and spacious open-plan living and dining room, ideal for both everyday living and entertaining. A further staircase leads to the second floor accommodation. The second floor offers two well-proportioned double bedrooms along with a spacious family bathroom, completing the internal layout. Externally, the property enjoys a low-maintenance rear garden with patio area throughout, providing an ideal outdoor space for relaxing or entertaining. Located in a peaceful cul-de-sac and close to a wide range of amenities, this spacious townhouse presents an excellent opportunity for first-time buyers or investors alike. Early viewing is highly recommended. **HURRY BEFORE YOU'RE TOO LATE - NO UPWARD CHAIN!**

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

HALLWAY: 12'5 max, 3'7 min x 15'6: A light and airy entrance with stairs to first floor, radiator and door into;

LOUNGE/DINER: 11'9 max, 7'9 min x 22'3: A great size living / dining space with fire surround and fire, radiator, stairs to second floor and double glazed window to rear.

FITTED KITCHEN: 11'9 x 9'5: A spacious fitted kitchen with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, tiling to splashback, cooker with extractor fan over, space and plumbing for washing machine, space for fridge freezer and radiator.

SECOND FLOOR LANDING: 6'1 max, 2'9 min x 10'8: Doors into;

BEDROOM ONE: 11'9 x 8'9: A great size double bedroom with double glazed window to front and radiator.

BEDROOM TWO: 11'9 x 9'9: A further good size double bedroom with double glazed window to rear and radiator.

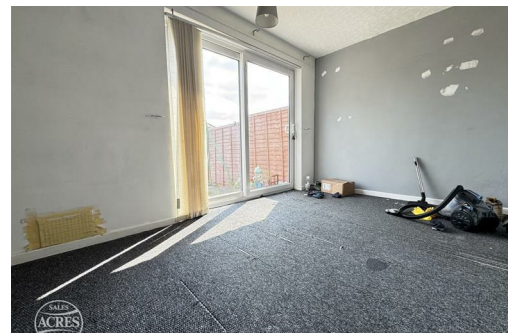
BATHROOM: 5'4 x 11'7: A fitted suite with panelled bath, wash hand basin, close couple W.C, tiling to walls and radiator.

GROUND FLOOR BEDROOM THREE: 11'9 x 8'5: A final spacious double bedroom with double glazed double doors and radiator.

GUEST W.C: 3'6 x 5'3: Fitted with close couple W.C, wash hand basin and radiator.

REAR GARDEN: A good size garden with paved patio area and lawn along with fencing to borders.

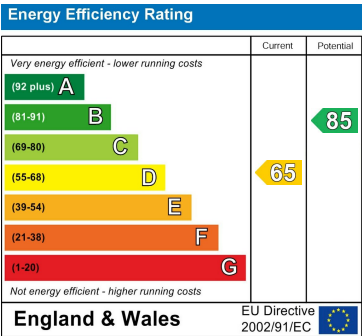
INTERNAL GARAGE: 8'7 x 11'2: Having up and over door. (Please check the suitability of this garage for your own vehicle)



TENURE: We have been informed by the vendor that the property is Freehold
(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.