



- \* EXTENDED SEMI DETACHED HOUSE
- \* THREE BEDROOMS
- \* LARGE THROUGH LOUNGE/DINER
- \* FITTED KITCHEN
- \* SEPARATE UTILITY ROOM
- \* FAMILY BATHROOM
- \* OFF ROAD PARKING & SIDE GARAGE
- \* FANTASTIC SIZED REAR GARDEN
- \* POTENTIAL TO EXTEND (STPP)
- \* PRIME LOCATION



**49 Peak House Road, Great Barr, B43 7RY- Offers in excess of £320,000**

It is a privilege to offer for sale this family home that has spacious interiors throughout with potential to extend in many areas (STPP). In close proximity to the Scott Arms, Motorway junctions and brilliant public transport links! Benefiting from double glazing and gas central heating (both where specified). The property offers, enclosed porch, entrance hall, classically styled through lounge / diner along with fitted kitchen leading into separate utility with access into side garage. To the first floor is a light and airy landing three fantastic sized bedrooms (two with fitted wardrobes) and a fitted family bathroom. Outside is a large fore garden with planted area to side offering multiple parking space and access to garage front and to the rear is a tremendous sized garden with patio to fore leading to large lawn with shed unit to far rear. This house really offers great potential to turn into your forever home! Hurry before you're too late!

Accessed from the fore via driveway offering off road parking along with access to garage front and leading to;

**PORCH: 9'3 x 1'10** : Double glazed windows and door with door into;

**HALLWAY: 6'3 max, 3'5 min x 15'6** : A light and airy hallway, stairs to first floor, radiator and doors into;

**THROUGH LOUNGE/DINER: 11'10 max, 10'2 min x 27'7** : A great size through living / dining area with wall mounted fire, radiator and double glazed bay window to front and double glazed window to rear.

**FITTED KITCHEN: 6'2 x 13'9** : Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, gas hob with extractor hood over, tiling to splashbacks, radiator and door into;

**SEPARATE UTILITY ROOM: 8'5 x 23'8** : Space and plumbing for washing machine and tumble dryer, fridge freezer, windows to rear and side and door into rear garden along with door into side garage.

**LANDING: 7'9 max, 3'2 min x 7'7** : Double glazed opaque window to side, access to loft and doors into;

**BEDROOM ONE: 11'10 max, 9'10 (wardrobe) x 13'1 (bay), 10'4 min** : A great size double bedroom with built in wardrobe system, double glazed bay window to front and radiator.

**BEDROOM TWO: 10'5 max, 8'7 (wardrobe) x 11'8** : A further good size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

**BEDROOM THREE: 7'9 x 6'7** : A final spacious bedroom, double glazed window to rear and radiator.

**BATHROOM: 6'3 x 7'14 x 5'0 min** : Fitted suite with panelled bath with shower over, wash hand basin, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to front.

**REAR GARDEN**: A fantastic sized rear garden with paved patio area to fore leading to lawn with fencing to borders.

**SIDE GARAGE: 7'0 x 17'9** : Up and Over garage door, ceiling light and power points.

**LOFT ROOM: 13'5 x 14'0** : Storage space ideal for ones own use with double glazed Velux window to rear.

**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

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.

