

# ACRES

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



- EXTENDED DETACHED FAMILY HOME
- THREE SPACIOUS BEDROOMS
- OPEN PLAN LOUNGE / DINING AREA
- EXTENDED MODERN FITTED KITCHEN
- DOWNSTAIRS GUEST W.C.
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING & GARAGE
- WELL MANICURED REAR GARDEN
- POTENTIAL TO EXTEND FURTHER (STPP)
- QUIET CUL-DE-SAC POSITION



**CANNING ROAD, PARK HALL, WS5 3HN - OFFERS AROUND £500,000**

A superbly extended three-bedroom detached family home, ideally located in the heart of the ever-popular Park Hall Estate, Walsall. This wonderful property offers a large driveway with access to an internal garage, leading into a welcoming entrance hall. The ground floor features an impressive open-plan living and dining area, an extended and beautifully modern fitted kitchen with a utility area, along with the convenience of a downstairs guest WC. Upstairs benefits from three generously sized bedrooms and a stylish modern family bathroom, with further scope for extension subject to planning. To the rear, the home boasts a well-manicured garden complete with patio, lawn, and a small outhouse to the far corner, ideal for versatile use.  
**HURRY BEFORE YOU'RE TOO LATE - POTENTIAL TO EXTEND FURTHER (STPP)**

Accessed from the fore via large driveway offering ample off road parking, lawned area, leading to garage front and double glazed entrance door into;

**PORCH:** 6'7 x 5'4: Having double glazed windows and internal door into;

**HALLWAY:** 5'2 x 8'2: A spacious hallway with stairs to first floor, radiator and door into;

**LIVING AREA:** 13'2 max, 12'5 min x 16'7: A beautifully presented living area with feature log burner, radiator and double glazed double sliding doors leading to the rear garden.

**DINING AREA:** 10'4 max, 9'5 min x 14'9: A great size dining space with radiator and double glazed bay window to front along with door leading into;

**EXTENDED FITTED KITCHEN/DINER:** 18'2 max, 7'3 min x 15'8 max, 8'9 min: A stunning modern fitted kitchen with a range of modern drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, integrated microwave, gas hob with extractor hood over, tiling to floor, space and plumbing for washing machine and dishwasher, space for tumble dryer, space for fridge freezer, radiator, spotlights to ceiling, double glazed opaque window to side and double glazed double doors to rear along with door into side garage.

**DOWNSTAIRS GUEST W.C:** 3'4 x 6'2: A modern fitted suite having close couple W.C, wash hand basin, radiator and double glazed opaque window to front.

**LANDING:** 8'11 max, 4'6 min x 11'1 max, 7'3 min: A good size landing with double glazed opaque window to front, airing cupboard and doors into;

**BEDROOM ONE:** 13'9 max, 12'1 min x 11'5: A great size double bedroom with double glazed window to rear and radiator.

**BEDROOM TWO:** 9'8 x 11'3: A further good size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

**BEDROOM THREE:** 9'3 max, 7'2 min x 7'2 max, 4'0 min: A final bedroom with double glazed window to front, cupboard space and radiator.

**BATHROOM:** 5'8 x 10'9: A modern fitted suite with freestanding bath, large walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to front.

**SIDE GARAGE:** 8'7 x 14'2: Having up and over door to front and door to rear into kitchen area, ceiling light and power points.

**REAR GARDEN:** A good size well manicured garden with paved patio area, lawn with an abundance of mature plants, trees and shrubs, outhouse and 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:** D.

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



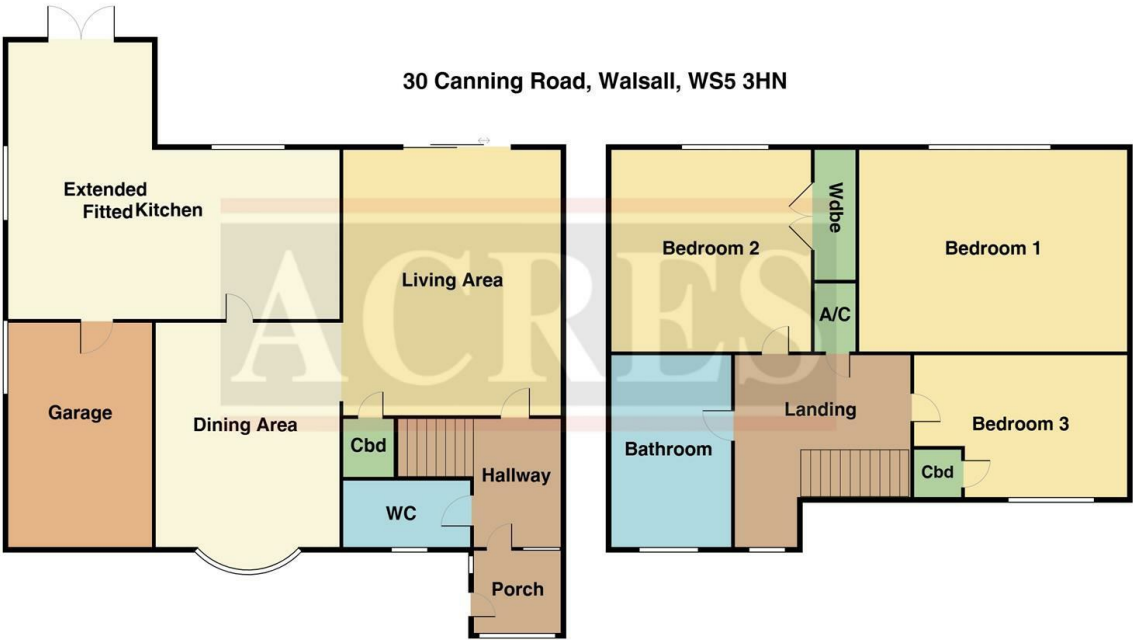
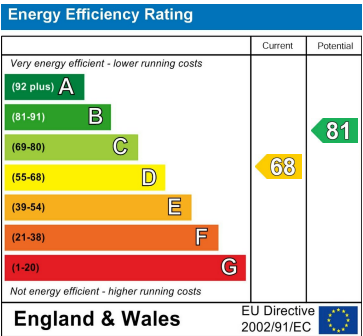




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COUNCIL TAX : D

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.