

ACRES

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- MID TERRACED FAMILY HOME
- THREE BEDROOMS
- SPACIOUS FAMILY LOUNGE
- OPEN PLAN FITTED KITCHEN / DINER
- MODERN FITTED FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- LOW MAINTIANCE REAR GARDEN
- PRIME LOCATION
- IDEAL FIRST TIME BUY OR INVESTMENT
- NO UPWARD CHAIN



MERRIONS CLOSE, GREAT BARR, B43 7AT - OFFERS OVER £213,000

Set in the heart of Great Barr, Birmingham, this well-presented three-bedroom mid-terraced family home benefits from fantastic access to local shops, public transport links, motorway connections, and excellent nearby schooling. To the front, the property boasts a large driveway providing valuable off-road parking, leading into a welcoming hallway area. The ground floor offers a spacious living room, complemented by double doors opening into an open-plan fitted kitchen come diner, ideal for family living and entertaining. To the first floor, a spacious landing gives access to three well-proportioned bedrooms, served by a large and modern family bathroom. To the rear is a low-maintenance garden featuring an initial patio area, central lawn, and an additional patio space to the far rear—perfect for outdoor relaxation and dining. The property is ideal for first-time buyers and is offered with no upward chain. **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;

HALLWAY: 3'5 x 3'4: Having stairs to first floor and door into;

LIVING ROOM: 13'4 max, 12'2 min x 12'8: A great size living area with fire surround and fire, radiator, double glazed window to front and double doors into;

OPEN PLAN KITCHEN/DINER: 16'5 x 7'4: A modern and open plan fitted kitchen / diner with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, electric/gas hob with extractor hood over, tiling to splashback, tiling to floor, space and plumbing for washing machine, space for fridge freezer, radiator and double glazed double doors to rear along with dining space.

LANDING: 5'2 max, 2'4 min x 6'6: Access into loft and doors into;

BEDROOM ONE: 7'8 x 10'9: A great size double bedroom with double glazed window to rear and radiator.

BEDROOM TWO: 10'9 max, 6'8 min x 9'6 max, 7'4 (wardrobe): A further good size double bedroom with built in wardrobe system, double glazed window to front and radiator.

BEDROOM THREE: 8'6 x 7'5: A final bedroom with double glazed window to rear and radiator.

BATHROOM: 9'6 x 5'4: A spacious and modern fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, close couple W.C., tiling to floor and walls, chrome ladder style radiator and double glazed opaque window to front.

REAR GARDEN: A good size garden with paved patio area and 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.

COUNCIL TAX BAND: B.

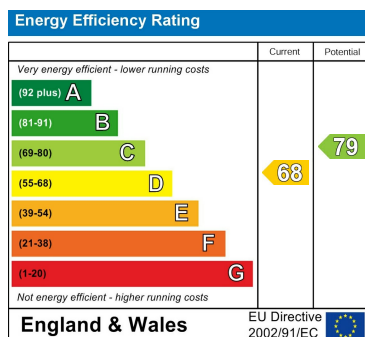
VIEWING: Recommended via Acres on 0121 358 6222.



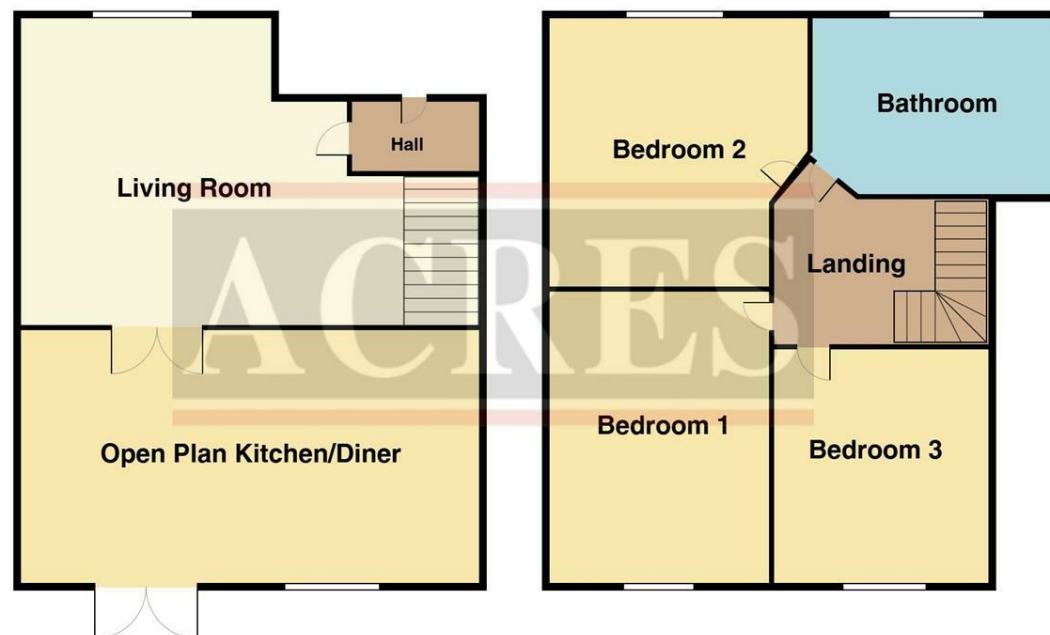
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(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: B **COUNCIL:** Sandwell

VIEWING: Highly recommended via Acres on 0121 358 6222



Merrions Close, Great Barr, B43 7AT



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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.