

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- SPACIOUS THROUGH LOUNGE / DINER
- MODERN FITTED KITCHEN
- SPACIOUS CONSERVATORY
- DOWNSTAIRS W.C.
- FITTED FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT & REAR DOUBLE GARAGE
- WELL MANICURED REAR GARDEN
- IDEAL FIRST TIME BUY & NO UPWARD CHAIN



GLENMEAD ROAD, BIRMINGHAM, B44 8UE - OFFERS AROUND £240,000

This beautifully presented three-bedroom semi-detached property is ideally situated in the heart of Great Barr, offering excellent access to local shops, highly regarded schooling, and fantastic public transport links. The property benefits from off-road parking to the front and features a welcoming porch leading into a hallway area. Inside, there is a spacious through open-plan lounge and dining area, complemented by a modern fitted kitchen and a bright conservatory to the rear. The ground floor also includes a convenient WC. Upstairs, the property offers three generous bedrooms and a well-appointed family bathroom. Externally, there is a beautifully maintained rear garden with patio and lawn areas, along with a double garage providing ample storage or parking space. **IDEAL FIRST TIME BUY - HURRY BEFORE YOU'RE TOO LATE - NO UPWARD CHAIN!**

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

PORCH: 7'4 x 2'2: Double glazed windows and internal door into;

HALLWAY: 4'9 max, 2'9 min x 5'2: Spacious hallway with stairs to first floor, telephone point, radiator and doors into;

THROUGH LOUNGE/DINER: 13'5 max, 8'9 min x 28'6 (bay): A great size through living/dining area with fire surround and gas fire, radiator, telephone point, double glazed bay window to front and double French doors into conservatory.

FITTED KITCHEN: 7'4 x 12'0: A modern fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer, freestanding gas cooker tiling to splashback, space and plumbing for washing machine, space for under counter fridge and freezer, large pantry with shelving, wall mounted gas central heating boiler, double glazed window and double glazed secure door into;

CONSERVATORY: 15'4 x 9'9: A great additional living space with double glazed windows and double glazed double sliding patio doors to rear along with secure door to side / front, French doors into dining area and further door leading into;

DOWNSTAIRS W.C: 2'6 x 4'6: With close couple W.C

LANDING: 3'8 x 8'1: Double glazed opaque window to side and doors into;

BEDROOM ONE: 10'4 x 12'9: A great size double bedroom with double glazed window to rear, telephone point, and radiator.

BEDROOM TWO: 10'4 max, 8'6 (wardrobe) x 12'7: A further good size double bedroom with built in wardrobe system, double glazed window to front and radiator.

BEDROOM THREE: 6'1 x 6'8: A final bedroom with double glazed window to front and radiator.

BATHROOM: 6'1 x 9'7: A fitted suite with panelled bath, electric shower over, wash hand basin set into vanity unit, close couple W.C., tiling to walls, radiator, spacious airing cupboard and double glazed opaque window to rear.

REAR GARDEN: A good size garden with paved patio area and lawn with fencing to borders along with steps and door leading into;

REAR DOUBLE GARAGE: 18'1 x 17'9: A fantastic sized double garage accessed via communal rear access with two up and over doors to front, ceiling lights and power points, an ideal workshop space.

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.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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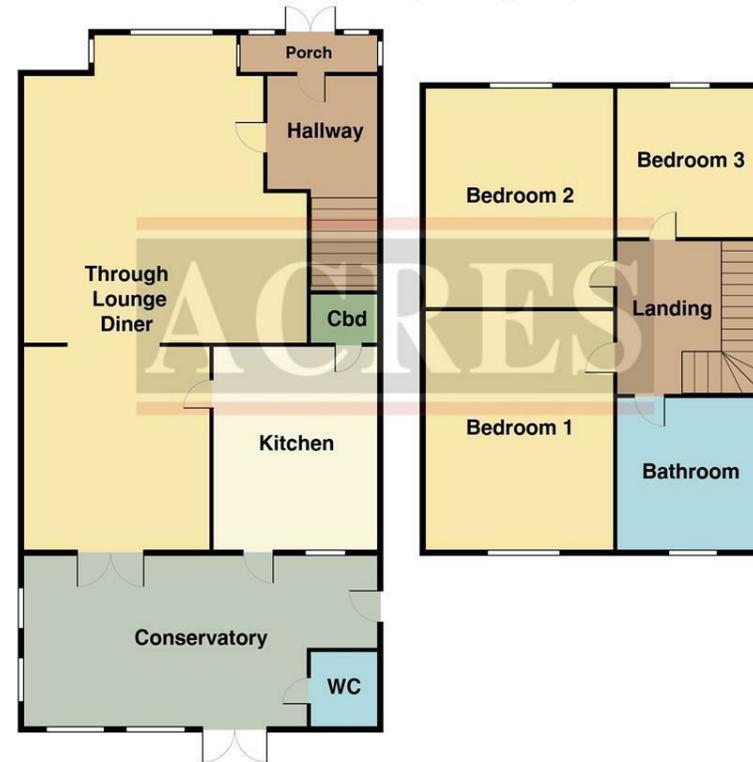
COUNCIL TAX BAND : B **COUNCIL :** Birmingham

VIEWING: Highly recommended via Acres on 0121 358 6222

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



99 Glenmead Road, Birmingham, B44 8UE



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.