

ACRES

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- * MID TERRACED PROPERTY
- * THREE BEDROOMS
- * TWO RECEPTION ROOMS
- * SPACIOUS FITTED KITCHEN
- * DOWNSTAIRS SHOWER ROOM / GUEST W.C.
- * MAIN FAMILY BATHROOM
- * IDEAL FIRST TIME BUY OR INVESTMENT
- * NO UPWARD CHAIN



48 Farcroft Avenue, Handsworth Wood B21 8AG - Offers in excess of £210,000

Acres are pleased to offer for sale this spacious mid terraced property offering no upward chain, therefore ideal for First Time Buyers & Investors! This is a generous property that benefits from double glazing and gas central heating (both where specified). The interiors include; light and airy hallway, spacious front reception room, second reception room to rear leading into fitted kitchen, modern shower room and separate W.C.. To the first floor there are three large double bedrooms and main family bathroom. Outside is a town style garden to front and an enclosed garden to rear with patio to fore. Hurry before you're too late! NO UPWARD CHAIN

Accessed via pathway with gated courtyard to front and door into;

PORCH: 3'2 x 2'9: With reception door into:

HALLWAY: 12'4 x 2'9: With stairs to first floor, radiator, doors into front and rear reception rooms

FRONT RECEPTION ROOM: 13'5 (into bay) / 9'6 (min) x 10'8 (max): Door into a great size living area with radiator, double glazed bay window to front, gas fire and double doors into;

REAR RECEPTION ROOM: 13'6 x 11'0 (max) / 9'8 (min): A second great size living area with radiator, double glazed window to rear, gas fire, door into:

FITTED KITCHEN: 13'3 x 9'5 : Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to side, integrated oven, gas hob, tiling to splashback, space and plumbing for washing machine and fridge freezer, wall mounted gas central heating boiler, door out to rear and door into:

DOWNSTAIRS SHOWER ROOM: 8'0 x 6'9: With walk in tiled shower cubicle with electric shower, leading through to WC area with close couple WC, wash hand basin, double glazed window to rear

LANDING: 16'4 x 5'3 (max) / 2'6 (min) : A spacious landing with doors into;

BEDROOM ONE: 14'1 (max) / 13'2 (min) x 10'9: A good size double bedroom with two double glazed windows to front and radiator.

BEDROOM TWO: 13'74 x 9'0 (max) / 7'7 (min): A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 9'12 x 7'9: A final great sized third bedroom, double glazed window to rear, radiator

BATHROOM: 6'1 x 5'0: Having a coloured suite comprising of panelled bath, wash hand basin, close couple W.C., tiling to walls, and double glazed opaque window to side.

REAR GARDEN: A good size garden 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: A.

VIEWING: Recommended via Acres on 0121 358 6222.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Score	Energy rating	Current	Potential
92+	A	62 D	82 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.