

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- END OF TERRACED FAMILY HOME
- THREE SPACIOUS BEDROOMS
- LARGE OPEN PLAN LOUNGE / DINER
- SPACIOUS FITTED KITCHEN
- MODERN FAMILY SHOWER ROOM
- GARAGE EN BLOC ALLOWING OFF ROAD PARKING
- PRIVATE REAR GARDEN
- HUGE POTENTIAL FOR SIDE & REAR EXTENSION (STPP)
- QUITE CUL-DE-SAC LOCATION ON PARK FARM ESTATE
- NO UPWARD CHAIN



***CRAIL GROVE, GREAT BARR, B43 7QG - OFFERS AROUND £230,000***

Set on the ever-popular Park Farm Estate in the heart of Great Barr, this well-presented three-bedroom end-of-terrace property offers fantastic access to highly regarded local schooling, excellent public transport links, and a range of nearby shops and amenities. The property features a welcoming entrance hallway leading into a spacious fitted kitchen to the front, and a bright open-plan living and dining area to the rear, perfect for modern family living and entertaining. Upstairs, there are three generous bedrooms and a contemporary family shower room. Externally, the home boasts a large rear garden offering ample outdoor space, while to the front, there is further potential for landscaping. The property also offers huge potential for extension to both the side and rear (subject to planning permission) and benefits from a garage en bloc, providing convenient off-road parking.

Accessed from the fore via pathway leading to fore garden and door leading into;

**HALLWAY:** 7'4 max, 4'6 min x 12'3: A spacious light and airy entrance with stairs to first floor, radiator and doors into;

**OPEN PLAN LOUNGE/DINER:** 16'8 max, 3'6 min x 17'1: A great size living/dining area with fire surround and fire, radiator, door into under stairs storage and double glazed double doors to rear.

**FITTED KITCHEN:** 9'7 x 12'2: A spacious fitted kitchen with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to front, cooker with gas hob with extractor hood over, tiling to splashback, space and plumbing for washing machine, space for fridge freezer and radiator.

**LANDING:** 7'2 max, 4'0 min x 10'7: A good size landing with store cupboard and access into loft along with doors into;

**BEDROOM ONE:** 9'2 x 14'9: A great size double bedroom with built in wardrobe, double glazed window to rear and radiator.

**BEDROOM TWO:** 9'2 x 12'4: A further good size double bedroom with built in wardrobe, double glazed window to front and radiator.

**BEDROOM THREE:** 7'1 x 11'9: A final spacious bedroom with double glazed window to rear and radiator.

**SHOWER ROOM:** 7'1 x 6'1: A fitted suite with walk in shower cubicle, wash hand basin, close couple W.C., tiling to walls, radiator and double glazed opaque window to front.

**REAR GARDEN:** A tremendous sized garden with paved patio area and lawn with mature trees and shrubs along with fencing to borders and side area giving huge potential for extension (STPP).

**GARAGE EN BLOC:** Accessed via locked communal gates with up and over garage door to front. Allowing off road parking. (Please check the suitability of this garage for your own vehicle).

**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.



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**COUNCIL TAX BAND :** C                      **COUNCIL :** Walsall

**VIEWING:** Highly recommended via Acres on 0121 358 6222

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England & Wales		
EU Directive 2002/91/EC		



### 19 Crail Grove, Great Barr, B43 7QG



**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.