

ACRES

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

DRAFT

- FIRST FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- SPACIOUS LIVING / DINING ROOM
- SPACIOUS FITTED KITCHEN
- WELL PRESENTED FAMILY BATHROOM
- GATED ALLOCATED PARKING
- IDEAL FIRST TIME BUY
- LONG LEASE REMAINING
- SOUGHT AFTER LOCATION
- NO UPWARD CHAIN



WALSALL ROAD, GREAT BARR, B42 1TF - OFFERS OVER £112,000

A well-presented first-floor one-bedroom apartment ideally located in the heart of Great Barr, within the highly sought-after Scott Arms area. Offering excellent access to local shops, transport links, and amenities, this property is perfectly suited to first-time buyers and investors alike. The development benefits from secure gated access with one allocated parking space. Internally, the apartment comprises a spacious and welcoming entrance hallway leading to a bright and well-presented open-plan living room and fitted kitchen, creating an ideal space for both relaxing and entertaining. There is also a generous double bedroom and a fitted bathroom. Offered for sale with no upward chain, this fantastic apartment presents an excellent opportunity for those looking to step onto the property ladder or expand their investment portfolio. **HURRY BEFORE YOU'RE TOO LATE - NO UPWARD CHAIN!**

Accessed via communal car park with gated access and one allocated parking space plus visitor spaces leading into the communal hallway with stairs to first floor leading into;

HALLWAY: 15'7 / 5'8max x 3'6min: A light and airy hallway with store cupboard, radiator and doors into;

LIVING ROOM: 15'7 x 9'3: A great size living area with two radiators, double glazed doors and opening into;

FITTED KITCHEN: 10'9 x 5'5: A fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window, integrated oven, gas hob with extractor hood over, tiling to splashback, space and plumbing for washing machine and fridge freezer.

BEDROOM: 14'1max x 12'5(wardrobe) / 8'5: A great size double bedroom with built in wardrobe system, double glazed window to front and radiator.

BATHROOM: 6'5 x 5'5: Fitted suite with panelled bath, shower over, wash hand basin, close couple W.C., tiling to part walls, radiator and double-glazed opaque window.

TENURE: We have been informed by the vendors that property is Leasehold. (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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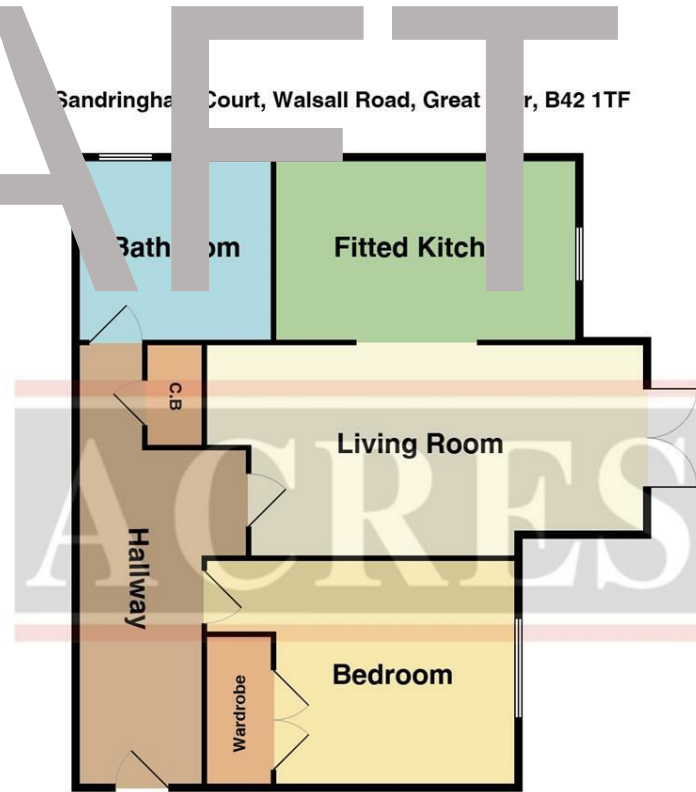
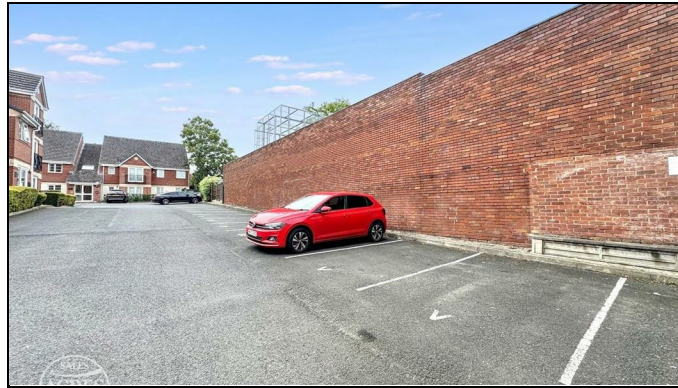


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COUNCIL TAX BAND: B **COUNCIL:** Sandwell

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	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



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.

