ACRES

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

- EXTENDED SEMI DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- EXTENDED THROUGH LOUNGE / DINER
- EXTENDED OPEN PLAN KITCHEN / DINER
- SEPARATE UTILITY
- DOWNSTAIRS GUEST W.C.
- FAMILY SHOWER ROOM
- SEPARATE W.C.
- FANTASTIC REAR GARDEN & DRIVEWAY
- NO UPWARD CHAIN

GROVE VALE AVENUE, GREAT BARR, B43 6DE - OFFERS AROUND £360,000

Situated on the ever-popular Pear Tree Estate in the heart of Great Barr, this spacious three-double-bedroom semi-detached family home is ideally located close to highly regarded schools, local shops, and excellent public transport links. The property benefits from off-road parking to the front, leading to an integral garage. Internally, an enclosed porch opens into a welcoming and spacious hallway, providing access to an extended open-plan through lounge and dining room, perfect for both everyday family living and entertaining. To the rear, the property features an extended open-plan kitchen and dining area, complemented by a separate utility room and convenient guest W.C. Upstairs, a generous landing leads to three well-proportioned double bedrooms, a fitted family shower room, and a separate WC. Externally, the property boasts a fantastic rear garden, featuring a patio seating area leading onto a large lawn with beautifully maintained borders, offering a high degree of privacy and an ideal space for families to enjoy. Offered with no upward chain, this well-presented home provides excellent space throughout and offers further scope and potential, making it an ideal purchase for growing families and first-time buyers alike. HURRY BEFORE YOU'RE TOO LATE - NO UPWARD CHAIN!

Accessed from the fore via large brick block driveway offering off road parking leading, access to garage front and double glazed entrance door, into;

PORCH: Having double glazed windows and internal door into;

HALLWAY: 4’4 max, 3’1 min x 13’2: A light and airy entrance with stairs to first floor, radiator, cloaks cupboard and door into;

THROUGH LOUNGE/DINER: 10’1 max, 9’6 min X 31’1 (bay): A great size through living / dining space with fire surround and fire, radiator, double glazed bay window to front and double glazed sliding doors to rear along with door leading into;

FITTED KITCHEN:11’3 x 15’9: A extended 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 hob with extractor hood over, tiling to splashback, tiling to floor, dishwasher, dining space with radiator and door into;

UTILITY ROOM:7’4 max, 5’4 max x 18’1: Space and plumbing for washing machine, fridge freezer and further white goods, sink with taps over and double glazed window and door to rear along with door into W.C. and internal garage.

LANDING: 6’5 max, 3’2 min x 12’2: A spacious landing with double glazed window and doors into;

BEDROOM ONE: 12’3, 13’6 (bay) x 7’8 min: A great size double bedroom with built in wardrobe system, double glazed bay window to front and radiator.

BEDROOM TWO:10’2 x 13’9: A further good size double bedroom with double glazed window to front and radiator.

BEDROOM THREE: 10’2 x 9’9: A final spacious double bedroom with double glazed window to rear and radiator.

SHOWER ROOM: 7’3 x 5’6: A fitted suite with walk in shower cubicle, wash hand basin, close couple W.C, tiling to part walls, radiator and double glazed opaque window to rear.

SEPARATE W.C: 2’7 x 5’8: Fitted with close couple W.C and double glazed opaque window to side.

REAR GARDEN: A good size garden with paved patio area and lawn with mature plants, shrubs and trees along with fencing to borders.

GARAGE: 7’4 x 14’9: Having up and over door, light and power. (Please check the suitability of this garage for your own vehicle)

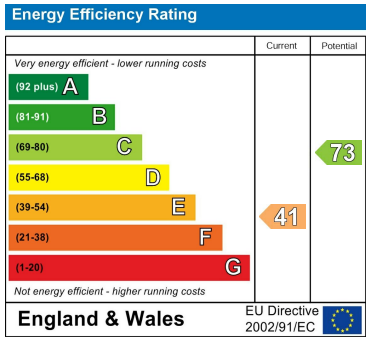
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

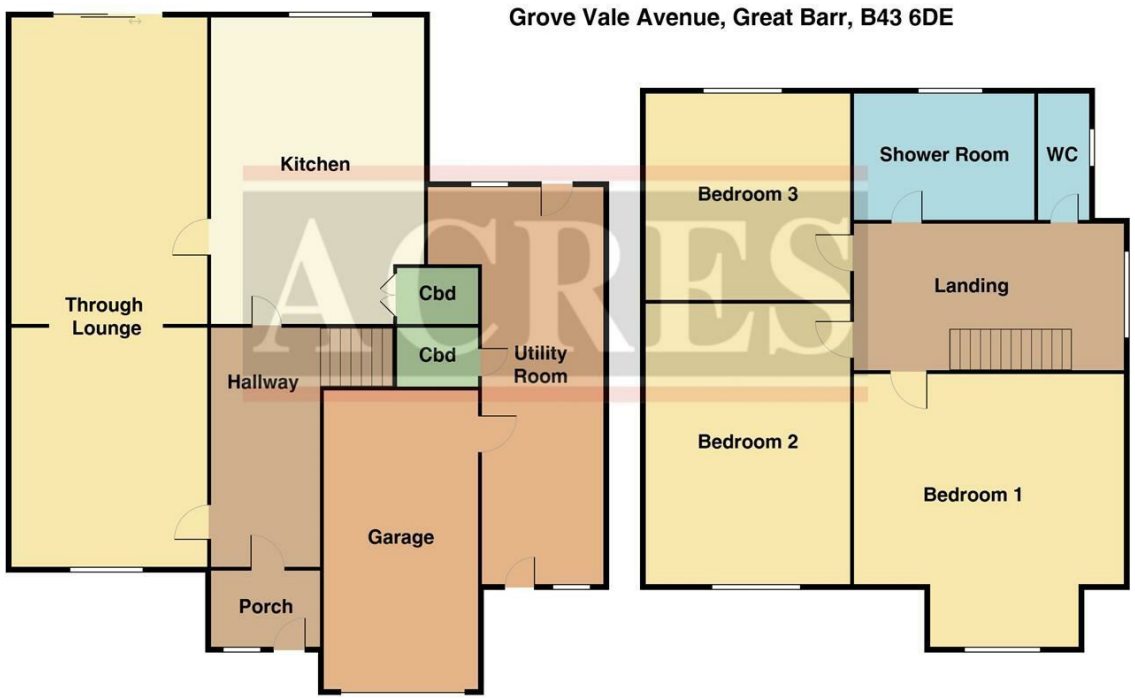
The Property Ombudsman

TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : C COUNCIL : Sandwell

VIEWING: Highly recommended via Acres on 0121 358 6222





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.