

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- SEMI DETACHED FAMILY HOME
- THREE SPACIOUS BEDROOMS
- TWO WELL PRESENTED RECEPTION ROOMS
- FITTED KITCHEN
- MODERN FAMILY SHOWER ROOM
- OFF ROAD PARKING TO FRONT
- SIDE GARAGE
- HUGE POTENTIAL FOR EXTENSION TO SIDE AND REAR (STPP)
- IDEAL FIRST TIME BUY
- NO UPWARD CHAIN



APPLETON AVENUE, GREAT BARR, B43 5NA - OFFERS OVER £260,000

Presenting a spacious and well-presented three-bedroom semi-detached family home, ideally positioned in the heart of Great Barr with convenient access to local shops, public transport links, and reputable schooling. The property benefits from off-road parking and a side garage, providing excellent scope for future extension or conversion (subject to planning). Internally, an enclosed porch leads into a generous hallway, giving access to a bright front reception room, a well-sized rear reception room, and a fitted kitchen. To the first floor are three spacious bedrooms, all offering comfortable accommodation, along with a modern family shower room. Externally, the property features a beautifully maintained rear garden, complete with a patio area, well-kept lawn, and communal rear access. With superb potential to extend both to the rear and side, and offered with no upward chain, this property represents an excellent opportunity for families and purchasers looking to create their ideal home in a sought-after location. **HURRY BEFORE YOU'RE TOO LATE - NO UPWARD CHAIN!**

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

PORCH: 6'3 x 1'8: Double glazed window and internal door into;

HALLWAY: 6'2 max, 3'3 min x 13'8: A light and airy entrance with stairs to first floor, radiator and door into;

FRONT RECEPTION ROOM: 11'9 max, 10'7 min x 14'7 (bay): A great size living space with wall mounted fire, radiator and double glazed bay window to front.

REAR RECEPTION ROOM: 10'9 max, 9'7 min X 13'4: A further good size living / dining space with fire, radiator and double glazed sliding patio doors to rear.

FITTED KITCHEN: 7'2 x 9'7: A fitted kitchen with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated double oven, gas hob with extractor hood over, tiling to splashback, tiling to floor, storage cupboard, space and plumbing for washing machine, space for fridge, wall mounted central heating boiler and door to rear.

LANDING: 3'1 x 7'3: Doors into;

BEDROOM ONE: 11'9 max, 9'9 (wardrobe) x 14'9 (bay): A great size double bedroom with built in wardrobe system, double glazed bay window to front and radiator.

BEDROOM TWO: 10'7 max, 8'8 (wardrobe) x 12'9: A further good size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM THREE: 7'2 x 10'3: A final bedroom with double glazed window to rear and radiator.

SHOWER ROOM: 6'1 x 7'9 min: A modern fitted suite with walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C, tiling to part walls, chrome ladder style radiator and double glazed opaque window to front.

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

GARAGE: Up and over garage door to front, ceiling light and power points. (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.

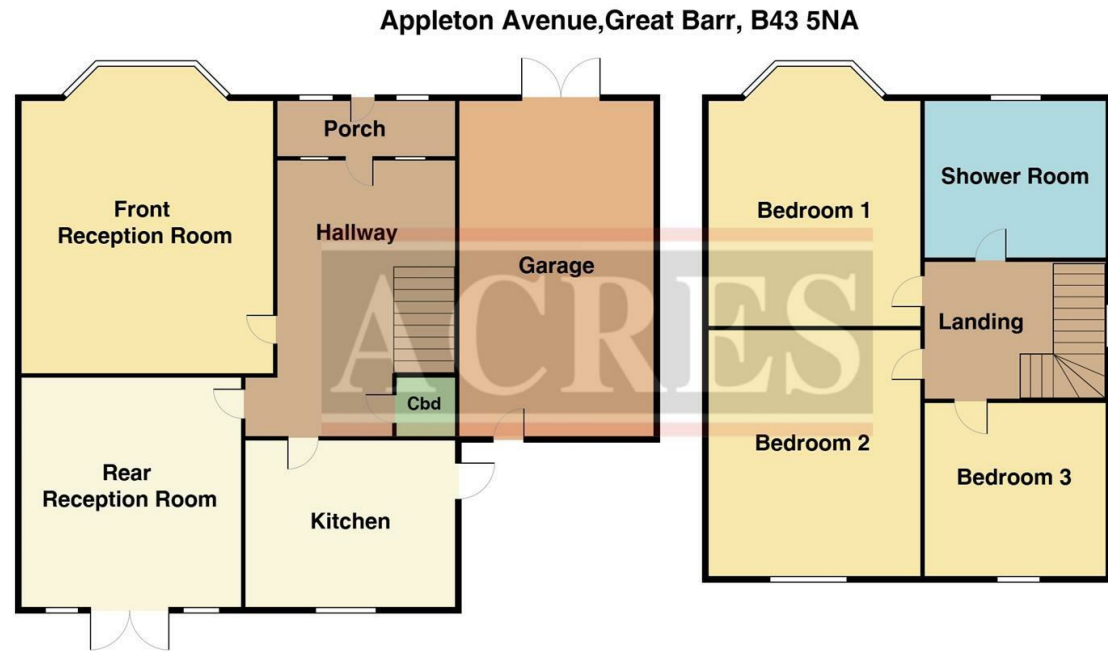


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COUNCIL TAX BAND : C **COUNCIL :** Sandwell

VIEWING: Highly recommended via Acres on 0121 358 6222

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



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.