

ACRES

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

- * DETACHED FAMILY HOME
- * THREE DOUBLE BEDROOMS
- * SPACIOUS LIVING ROOM
- * SEPARATE DINING ROOM
- * LARGE FITTED KITCHEN
- * SEPARATE UTILITY ROOM
- * DOWNSTAIRS GUEST WC
- * SPACIOUS FAMILY BATHROOM
- * LARGE DRIVEWAY AND GARAGE
- * CASH BUYERS ONLY



7 Pear Tree Drive, Great Barr, B43 6HR - Guide Price £335,000.

CASH BUYERS ONLY! It is a privilege to offer for sale this beautiful detached property located on the very desirable residential Pear Tree Estate. The property benefits from double glazing and gas central heating (both where specified). The very spacious interiors include an enclosed porch, welcoming entrance hall, lovely living room leading through to dining room, generous fitted kitchen, separate utility room and downstairs guest W.C.. To the first floor is a lovely light and airy landing space leading to three double bedrooms (two with built in wardrobes) and a family bathroom with white suite along with separate W.C.. Outside is a superb fore garden offering multiple parking space as well as lawn and access to garage front. To the rear is a vast and mature garden that is the perfect complement to this incredible home. An early viewing is essential to appreciate, size, quality and location. **HURRY BEFORE YOU'RE TOO LATE – NO UPWARD CHAIN – CASH BUYERS ONLY!**

Accessed from the fore via large driveway offering off road parking along with access to garage front and door leading into;

PORCH: 4'6 x 4'1 : Double glazed windows and door with door into;

HALLWAY: 4'7 x 14'2 : Stairs to first floor, cupboard space, radiator and doors into;

FRONT RECEPTION ROOM: 11'9 x 18'8 (bay) 16'2 min : A great size living area with fire surround and fire, radiator, double glazed bay window to front and double glazed windows to side and double doors through to;

REAR RECEPTION ROOM: 11'8 x 9'6 : A further spacious reception room currently as used diner, radiator, double glazed doors to rear and door into;

FITTED KITCHEN: 13'3 x 9'6 : Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, gas hob with extractor hood over, tiling to splashback, radiator along with door into;

SEPARATE UTILITY: 8'2 max, 5'4 min x 20'2 max, 5'8 min : Sink and drainer under double glazed window to rear, space and plumbing for washing machine and dryer and door to rear along with door into;

DOWNSTAIRS GUEST W.C: 3'2 x 5'11 : Close couple W.C, tiling to floor and part walls.

LANDING: 7'1 max, 3'4 min x 14'2 : A fantastic sized landing space with double glazed opaque window to side and doors into;

BEDROOM ONE: 11'9 x 17'2 (bay) 14'4 min : A great size double bedroom with double glazed bay window to front, built in wardrobes and radiator.

BEDROOM TWO: 13'4 x 13'4 (bay) 11'2 min : A further good size double bedroom with double glazed window to front, built in wardrobes and radiator.

BEDROOM THREE: 11'9 x 10'4 : A final double bedroom, double glazed window to rear and radiator.

BATHROOM: 5'8 x 7'7 : Fitted suite with panelled bath, separate walk in shower cubicle, wash hand basin set into vanity unit, tiling to floor and walls, radiator and double glazed opaque window to rear.

SEPARATE W.C: 2'5 x 5'9 : Close couple W.C. and window to side.

REAR GARDEN: A good size garden with paved patio area and lawn with fencing to borders.

GARAGE: Pull to garage door, 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: E.

VIEWING: Recommended via Acres on 0121 358 6222.

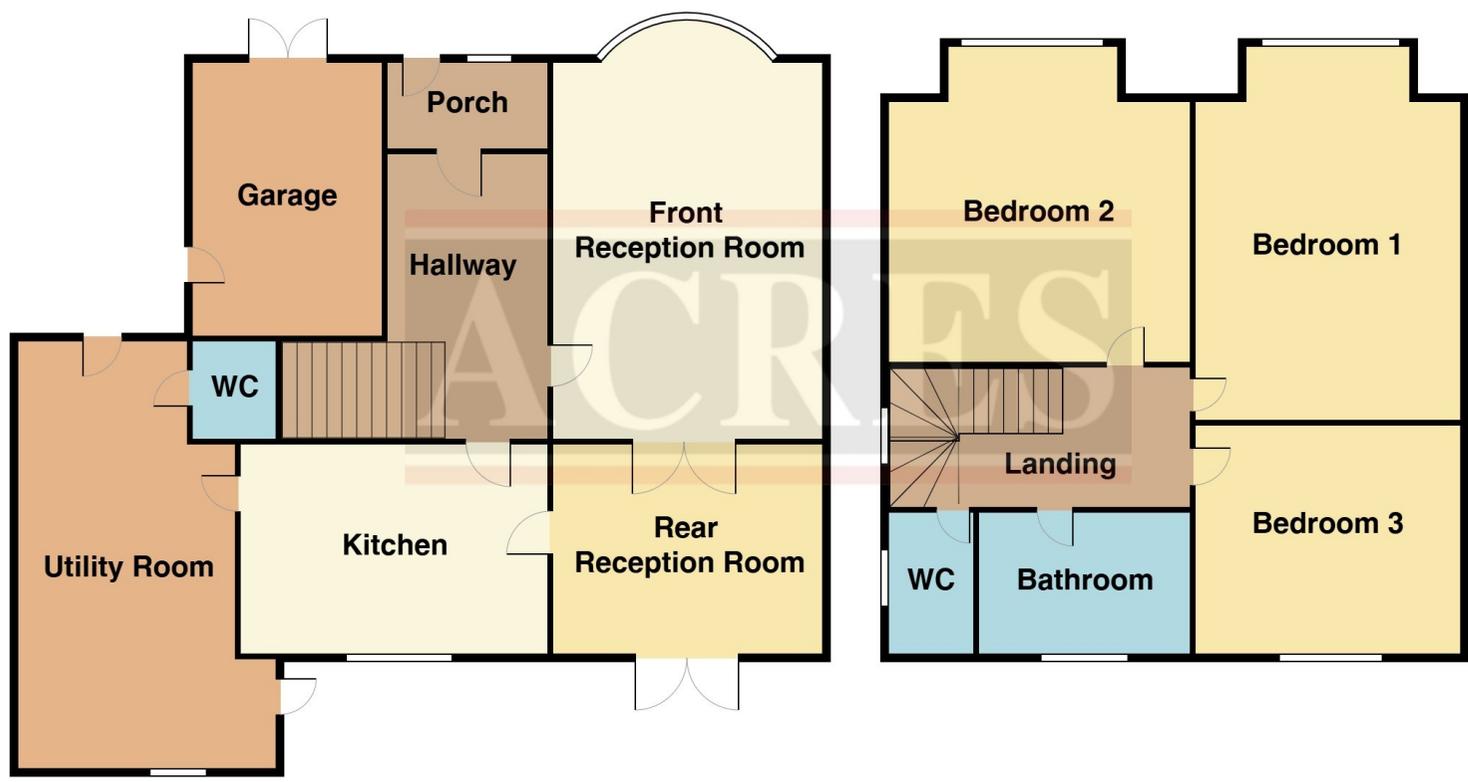


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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased 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.

7 Pear Tree Drive, Great Barr, B43 6HR



Energy rating	Current	Potential
A		
B		81 B
C		
D		
E	40 E	
F		
G		

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

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