

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- SEMI DETACHED FAMILY HOME
- TWO DOUBLE BEDROOMS
- SPACIOUS LIVING ROOM
- MODERN OPEN PLAN KITCHEN / DINER
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING & SIDE GARAGE
- LOW MAINTIANCE REAR GARDEN
- QUITE CUL-DE-SAC LOCATION
- IDEAL FIRST TIME BUY
- HIGH SPEC THROUGHOUT



**LARCHFIELD CLOSE, BIRMINGHAM, B20 2LZ - OFFERS OVER £220,000**

It is a pleasure to offer for sale this fantastic semi detached family home finished to a lovely standard and turn key ready! Benefiting from double glazing and gas central heating (both where specified). The interiors offer; enclosed porch / hallway leading into welcoming generous living room leading into open plan modern fitted kitchen / diner with further door to rear. To the first floor are two excellent double bedrooms and a modern family bathroom. Outside is a fore lawned garden along with side driveway allowing off road parking for multiple cars and access to single garage front. To the rear is a well sized low maintenance garden with patio to fore and lawn area leading to single garage! Viewing comes highly recommended to appreciate size, location and potential of this fantastic home! NO UPWARD CHAIN – IDEAL FIRST TIME BUY OR INVESTMENT!

Accessed via driveway to side allowing off road parking for multiple cars along with access to garage front and door leading into;

**PORCH:** 3'6 x 3'5: Double glazed entrance door and door leading into;

**LIVING ROOM:** 12'5 x 14'2: A great size living area with feature media wall with stairs to first floor and built in under stairs storage, radiator, double glazed window to front and side and door leading into;

**OPEN PLAN KITCHEN/DINER:** 12'5 x 11'5 max, 9'4 min: A modern open plan fitted kitchen / diner 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, space and plumbing for washing machine, space for fridge freezer, radiator and double glazed door to rear.

**LANDING:** 2'6 x 8'8: Doors into;

**BEDROOM ONE:** 12'6 max, 10'5 (wardrobe) x 9'3: A great size double bedroom with built in wardrobe system, two double glazed windows to rear and radiator.

**BEDROOM TWO:** 12'6 x 8'1: A further good size double bedroom with double glazed window to front and radiator.

**BATHROOM:** 5'1 x 9'5: A modern fitted suite with panelled bath, shower over, wash hand basin, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window.

**SIDE GARAGE:** 8'2 x 16'9: Having up and over door to front, ceiling light and power points along with door to rear.

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

**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.





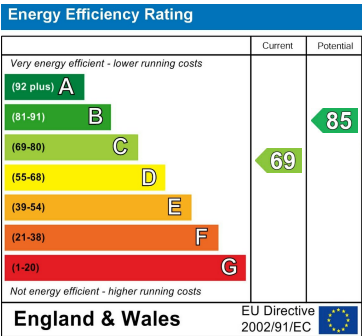
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3 Larchfield Close, Birmingham, B20 2LZ



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.