



- DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- MASTER BEDROOM WITH EN SUITE
- SPACIOUS LIVING ROOM
- WELL PRESENTED DINING ROOM
- SPACIOUS FITTED KITCHEN
- SEPARATE UTILITY ROOM
- DOWNSTAIRS GUEST W.C.
- SPACIOUS FAMILY BATHROOM
- OFF ROAD PARKING & GARAGE



**HOBHOUSE CLOSE, GREAT BARR, B42 1HB - OFFERS AROUND £425,000**

This impressive four-bedroom detached family home is ideally positioned in the heart of Great Barr, nestled within a quiet cul-de-sac setting. The property offers spacious and versatile accommodation throughout, making it perfect for modern family living. The ground floor comprises a large and inviting living room, a separate dining room, a well-fitted kitchen with the added benefit of a separate utility, and a convenient downstairs guest WC. Upstairs, the master bedroom boasts fitted wardrobes and a private ensuite shower room, while three further well-proportioned bedrooms are served by the family bathroom. Externally, the property enjoys generous off-road parking to the front with access to an internal garage, while to the rear sits a large garden, ideal for entertaining and family activities. HURRY BEFORE YOU'RE TOO LATE - NO UPWARD CHAIN!

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

**HALLWAY:** 6'2 max, 3'1 min x 9'7: Spacious entrance with stairs to first floor, radiator and doors into;

**LIVING ROOM:** 10'4 x 18'2 (bay) 15'2: A great size living area with double glazed bay window to front, radiator and double doors into;

**DINING ROOM:** 9'6 x 8'8: A good sized, well presented dining area with radiator and double glazed double doors to rear.

**FITTED KITCHEN:** 11'6 x 8'9: A fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, cooker with gas hob and extractor hood over, tiling to splashback, space and plumbing for dishwasher, space for fridge freezer and radiator, leading into;

**SEPARATE UTILITY ROOM:** 5'10 x 5'8: Fitted with wall and base units, sink and drainer under double glazed window, wall mounted central heating boiler, space and plumbing for washing machine, space for tumble dryer and double glazed door to rear.

**DOWNSTAIRS GUEST W.C:** 2'6 x 5'1: Close couple W.C, wash hand basin, tiling to splashback, radiator and double glazed window.

**LANDING:** 11'7 x 4'1: Access into loft and doors into;

**BEDROOM ONE:** 10'5 x 11'7: A great size double bedroom with built in wardrobe system, double glazed window to front, radiator, leading through to;

**ENSUITE:** 3'9 x 6'2: Fitted with walk in shower cubicle, close couple W.C and wash hand basin set into vanity unit.

**BEDROOM TWO:** 10'2 max, 6'3 min x 10'8: A further good size double bedroom with double glazed window to rear and radiator.

**BEDROOM THREE:** 8'6 x 11'7: A third double bedroom with double glazed window to front and radiator.

**BEDROOM FOUR:** 9'8 X 6'8: A final double bedroom with double glazed window to rear and radiator.

**BATHROOM:** 5'2 x 9'3: A fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, close couple W.C., tiling to walls, radiator and double glazed opaque window to rear.

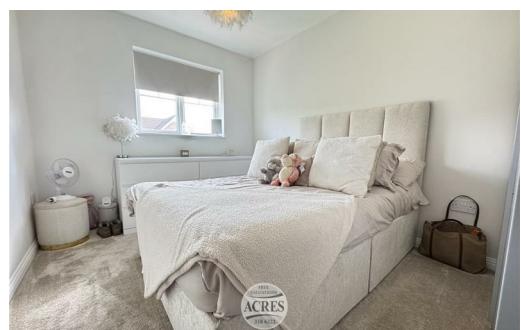
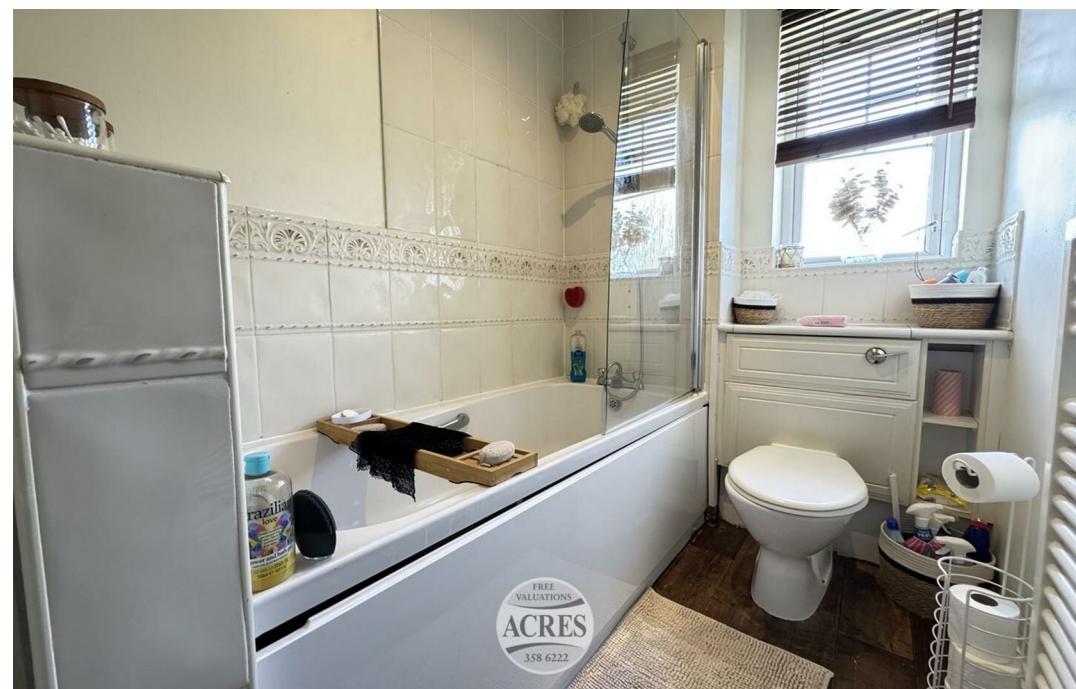
**REAR GARDEN:** A good size garden with paved patio area and lawn with fencing to borders.

**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:** E.

**VIEWING:** Recommended via Acres on 0121 358 6222.



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TENURE:

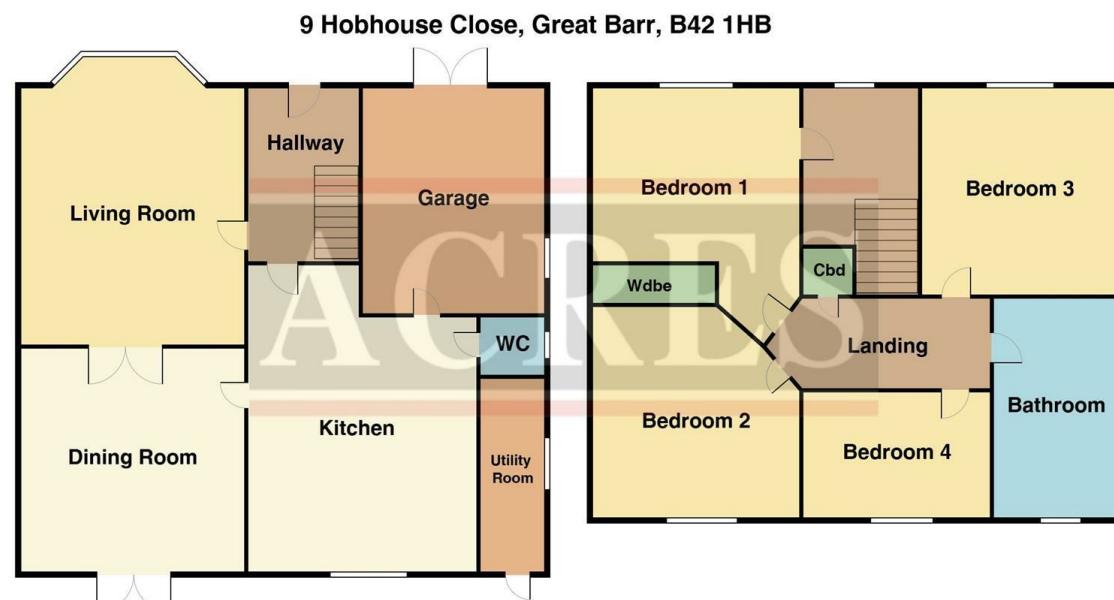
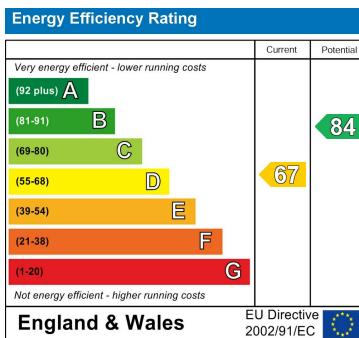
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COUNCIL TAX BAND : E

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.