

ACRES

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- EXTENDED SEMI DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- MASTER BEDROOM WITH EN SUITE
- ADDITIONAL FAMILY SHOWER ROOM
- SPACIOUS THROUGH LOUNGE / DINER
- EXTENDED FITTED KITCHEN
- DOWNSTAIRS GUEST W.C.
- OFF ROAD PARKING TO FRONT
- WELL PRESENTED REAR GARDEN
- QUITE CUL-DE-SAC LOCATION



MARSHALL GROVE, BIRMINGHAM, B44 8HR - OFFERS OVER £275,000

Set in a quiet cul-de-sac with excellent access to Birmingham City Centre, local shops, public transport links, and good schooling, this well-presented three double bedroom semi-detached home is ideal for first-time buyers. The property has been thoughtfully extended and benefits from a loft conversion, creating three spacious double bedrooms, with the master featuring a modern ensuite shower room. A further family shower room is also available. On the ground floor, a generous through lounge-diner offers bright and versatile living space, complemented by an extended galley-style kitchen. Externally, the property boasts off-road parking to the front, with the added advantage of a single garage to the rear along with a well presented rear garden with patio to fore leading to lawn! HURRY BEFORE YOU'RE TOO LATE - IDEAL FIRST TIME BUY!

Accessed from the fore via brick block driveway offering off road parking, pathway leading to double glazed entrance door.

PORCH: 6'5 x 2'5: Double glazed windows and door into;

HALLWAY: 5'9 max, 3'2 min x 13'4: A spacious hallway having stairs to first floor, radiator, double glazed window and doors into;

THROUGH LOUNGE/DINER: 9'8 max, 8'6 min x 26'7: A great size through living/dining room with fire surround and fire, radiator, double glazed bay window to front and double glazed double patio doors to rear.

EXTENDED FITTED KITCHEN: 7'7 max, 5'8 min x 16'2: A extended spacious fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer, oven with gas hob and extractor hood over, tiling to splashback, space and plumbing for washing machine and dishwasher, space for fridge freezer, space for tumble dryer, radiator and double glazed window and door to rear.

DOWNSTAIRS GUEST W.C: 2'3 x 3'4: Having close couple W.C, chrome ladder style radiator and double glazed and double glazed window to side.

LANDING: 5'9 max, 2'8 min x 13'5: Having really useful office space, storage cupboard, stairs to second floor and doors into;

BEDROOM TWO: 9'8 max, 8'10 (wardrobe) x 13'8 (bay) 11'6 min: A good size double bedroom with built in wardrobe system, double glazed bay window to rear and radiator.

BEDROOM THREE: 9'9 max, 7'8 (wardrobe) x 12'7 max, 10'6 (wardrobe): A further good size double bedroom with built in wardrobe system, double glazed bay window to front and radiator.

SHOWER ROOM: 5'9 x 7'9: A modern fitted suite with double walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C set into vanity unit, built in wall and drawer units, tiling to walls and double glazed opaque window to rear.

SECOND FLOOR LANDING: 2'4 x 6'3: Leading into;

BEDROOM ONE: 12'9 max, 8'5 min x 13'2: A great size double master suite with double glazed window to rear and radiator and door into;

ENSUITE: 6'2 x 7'4: A modern fitted suite with walk in shower cubicle, wash hand basin, close couple W.C, chrome ladder style radiator, tiling to part walls and double glazed window to rear.

REAR GARDEN: A good size garden with paved patio area to fore leading to large lawn with fencing to borders along with access into;

REAR GARAGE: 8'7 x 14'8: Up and over garage door, allowing further off road parking to rear accessed via communal gated access.

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.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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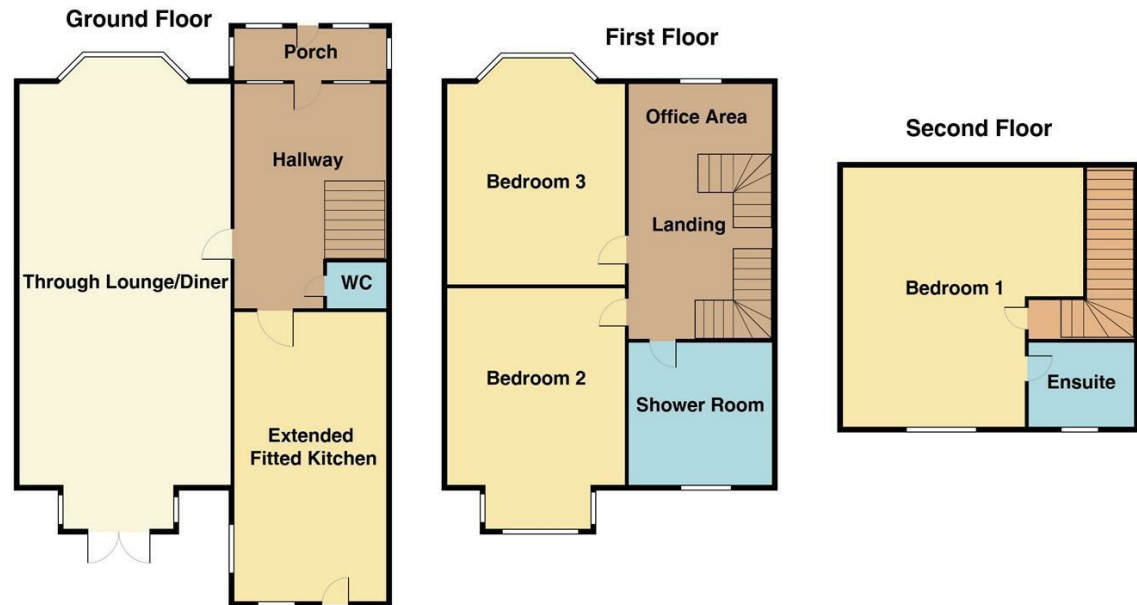
COUNCIL TAX BAND : C **COUNCIL :** Birmingham

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		73
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



18 Marshall Grove, Birmingham, B44 8HR



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.