

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- DETACHED FAMILY HOME
- THREE SPACIOUS DOUBLE BEDROOMS
- WELL PRESENTED THROUGH LIVING / DINING ROOM
- MODERN FITTED KITCHEN
- MODERN FAMILY BATHROOM
- SEPARATE W.C.
- IN CATCHMENT AREA FOR GROVE VALE PRIMARY SCHOOL & Q3 ACADEMY
- OFF ROAD PARKING & INTERNAL GARAGE
- POTENTIAL TO EXTEND (STPP)
- SOUGHT AFTER LOCATION



DANFORD WAY, GREAT BARR, B43 5JL - OFFERS IN THE REGION OF £325,000

Situated in a quiet cul-de-sac in the heart of Great Barr, this spacious and well-presented three-bedroom detached family home offers an excellent opportunity for first-time buyers and growing families alike. Ideally located close to local shops, schools, and public transport links, the property provides generous living accommodation with fantastic potential throughout. The property benefits from off-road parking to the front, along with access to an integral garage. Internally, a welcoming and spacious hallway leads through to a light and airy open-plan living and dining room, creating the perfect space for family living and entertaining. There is also a fitted kitchen and a convenient guest W.C. to the ground floor. To the first floor, a spacious landing provides access to three well-proportioned double bedrooms, along with a modern fitted family bathroom and a separate WC. Externally, the property boasts a low-maintenance rear garden featuring a patio seating area leading onto a lawn, ideal for enjoying the warmer months. Offering ample living space, excellent potential, and a desirable location, this fantastic family home is ready for its next owners to make it their own. HURRY BEFORE YOU'RE TOO LATE!

Accessed via fore garden and driveway allowing off road parking to front along with access to internal garage front and door leading into;

HALLWAY: 16'8 x 3'0: Stairs to first floor, radiator and doors into;

THROUGH LOUNGE/DINER: 22'6 x 10'9: A great size living / dining area with brick fire surround and fire, radiator, double glazed window to front and double glazed window and door leading out to rear.

FITTED KITCHEN: 14'1 x 8'8: A spacious modern 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, space and plumbing for washing machine and fridge freezer, radiator and door out to rear.

DOWNSTAIRS GUEST W.C.: 2'8 x 2'3: Leading from the hallway, close couple W.C. and opaque window to front.

LANDING: 16'5 / 5'6max x 3'0min: Storage cupboard and doors into;

BEDROOM ONE: 17'4 x 10'9: A great size double bedroom with double glazed window to front and radiator.

BEDROOM TWO: 13'3 x 8'1: A further good size double bedroom with double glazed window to front and radiator.

BEDROOM THREE: 11'1 x 8'9: A final good size double bedroom with double glazed window to rear and radiator.

BATHROOM: 10'9 x 5'8: A modern fitted suite with panelled bath, shower cubicle, wash hand basin, tiling to part walls, radiator and double glazed opaque window to rear.

SEPARATE W.C.: 5'8 x 2'6: Close couple W.C. and double-glazed opaque window to rear.

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

INTERNAL GARAGE: Up and over door, ceiling light and power points.

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: D.

VIEWING: Recommended via Acres on 0121 358 6222.

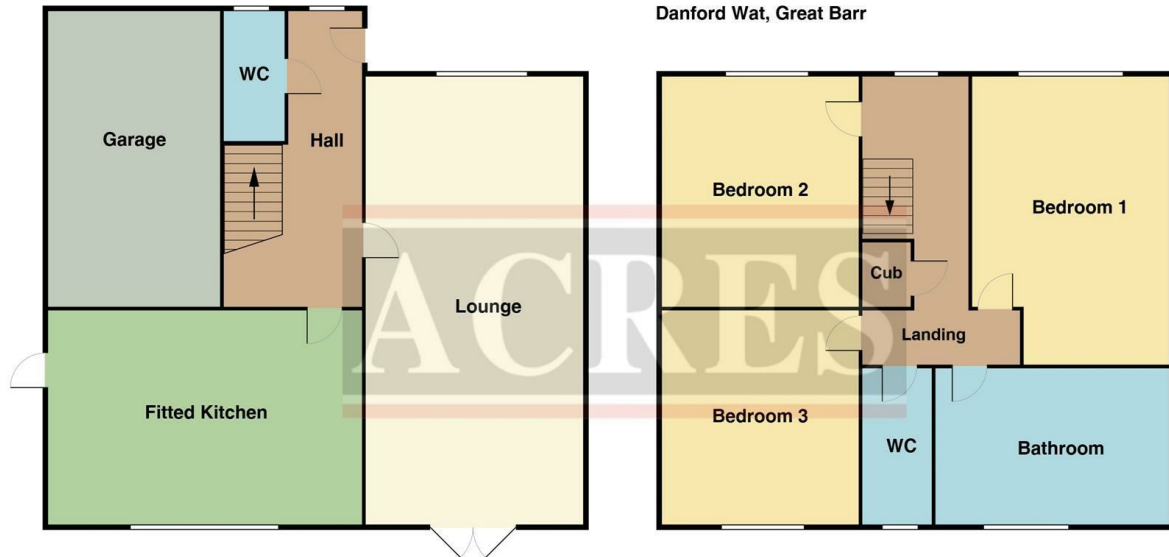


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COUNCIL TAX BAND : D **COUNCIL :** Sandwell

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	



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.

