

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * SEMI DETACHED HOUSE
- * TWO DOUBLE BEDROOMS
- * ORIGINALLY THREE BEDROOM (PREVIOUSLY CONVERTED)
- * SPACIOUS THROUGH LOUNGE
- * MODERN FITTED KITCHEN
- * SEPARATE UTILITY / SIDE ACCESS
- * FAMILY SHOWER ROOM
- * OFF ROAD PARKING TO FRONT
- * SOUTH FACING GARDEN WITH STUNNING VIEWS
- * IDEAL FIRST TIME BUY



Charnwood Road, Great Barr B42 1JS - Offers in excess of £200,000

Acres are pleased to offer this superb family two bedroom home ideal for investment or first time buy! The property offers the same size as a three bedroom, therefore can be made into a three bedroom with ease! The property offers excellent accommodation and is located in this popular residential area. Being close to local schooling for all age groups, the property briefly comprises; enclosed porch, reception hall, through living / dining room and modern fitted kitchen. To the first floor are two spacious double bedrooms and family shower room. To the front of the property offers off road parking and to the rear a great sized rear garden with patio area leading to lawn and to the far rear is communal access with south facing views / sunsets! Benefiting from gas central heating and double glazing (both where specified). Viewing is highly recommended to appreciate the accommodation, size and potential on offer!

Accessed via driveway allowing off road parking for multiple cars and door into;

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

HALLWAY: 15'8 / 5'4max x 2'9min: Stairs to first floor, cupboard space, radiator and doors into;

THROUGH LOUNGE/DINER: 27'7(into bay) x 25'5min / 10'0max 8'9min: A great size through living and dining area with stunning gas wall mounted fire, radiator and double glazed window to front, further radiator and double glazed window to rear.

FITTED KITCHEN: 9'2 x 5'5: Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed windows to rear, integrated oven with gas hob with extractor hood over, radiator, tiling to splashback and door into;

SEPARATE UTILITY: 6'3 x 3'9: Space and plumbing for washing machine and fridge freezer, sink and doors to front and rear.

LANDING: 5'7 x 3'10: Double glazed opaque window to side and doors into;

BEDROOM ONE: 15'11max x 13'2min / 14'7max x 11'0min: A great size double bedroom with two double glazed windows to front and radiator.

BEDROOM TWO: 12'8 x 10'1: A further good size double bedroom with double glazed window to rear and radiator.

BATHROOM: 8'5 x 5'5: White suite with shower cubicle, wash hand basin, close couple W.C., tiling to walls, ladder style towel rail/radiator and double glazed opaque window to rear.

REAR GARDEN: A good size garden with steps leading to lawn, paved patio area and further steps down to rear patio area 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: B.

VIEWING: Recommended via Acres on 0121 358 6222.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.

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EPC TO BE INSERTED HERE

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

CHARNWOOD ROAD, GREAT BARR B42 1JS