

ACRES

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DRAFT

- SEMI DETACHED FAMILY HOME
- THREE SPACIOUS BEDROOMS
- SPACIOUS LIVING ROOM
- OPEN PLAN FITTED KITCHEN / DINER
- DOWNSTAIRS GUEST W.C.
- MODERN FAMILY BATHROOM
- LARGE DRIVEWAY TO FRONT
- LOW MAINTINANCE REAR GARDEN
- QUITE CUL-DE-SAC LOCATION
- IDEAL FIRST TIME BUY



CONSTABLE CLOSE, GREAT BARR, B43 7HW - OFFERS OVER £290,000

Discover this spacious three-bedroom semi-detached family home set in the heart of Great Barr, within easy reach of Birmingham. Tucked away in a quiet cul-de-sac location, the property offers excellent kerb appeal, featuring a large driveway leading to an impressive porch, which provides further access into a light and airy hallway. The ground floor boasts a generous living room flowing seamlessly into an open-plan, modern fitted kitchen and diner—an ideal layout for family living and entertaining. Completing the ground floor is a convenient guest downstairs WC. To the first floor, a spacious landing leads to two well-proportioned double bedrooms, a third spacious single bedroom, and a modern family bathroom. Externally, the rear garden offers a low-maintenance setup with a patio area leading onto an artificial lawn—perfect for year-round enjoyment. With its modern layout, quiet setting, and excellent local amenities, this property is ideal for first-time buyers seeking a move-in-ready family home. **HURRY BEFORE YOU'RE TOO LATE!**

Accessed from the fore via large paved driveway offering off road parking leading to double glazed entrance door, into;

PORCH: 8'6 x 3'3: Having double glazed windows and internal door into;

HALLWAY: 4'5 x 11'11: A light and airy entrance with stairs to first floor, radiator, understairs storage cupboard and door into;

LIVING ROOM: 11'3 x 17'2: A great size living space with fire surround and fire, radiator and double glazed double doors to rear along with door leading into;

DINING ROOM: 8'2 x 16'9: A good sized dining space with radiator, tiling to floor and double glazed bay window to front being open plan too;

FITTED KITCHEN: 8'3 x 12'9: A modern fitted kitchen with a range of modern 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, tiling to floor, space and plumbing for washing machine and dishwasher, space for tumble dryer, space for fridge freezer, radiator and double glazed door to rear.

GUEST W.C: 3'3 x 6'9: Fitted with close couple W.C, wash hand basin set into vanity unit and double glazed window to front.

LANDING: 4'9 max, 3'6 min x 9'2: Doors into;

BEDROOM ONE: 11'3 max, 9'6 min x 14'7: A great size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM TWO: 8'4 x 14'9: A further good size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM THREE: 8'4 x 9'3: A final spacious single bedroom with double glazed window to front and radiator.

BATHROOM: 8'1 x 7'8: A modern fitted suite with panelled bath, walk in shower cubicle, wash hand basin set into vanity unit, tiling to walls, tiling to floor, chrome ladder style radiator and double glazed opaque window to front.

REAR GARDEN: A good size well maintained garden with paved patio area leading to artificial lawn and along 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.



DRAFT



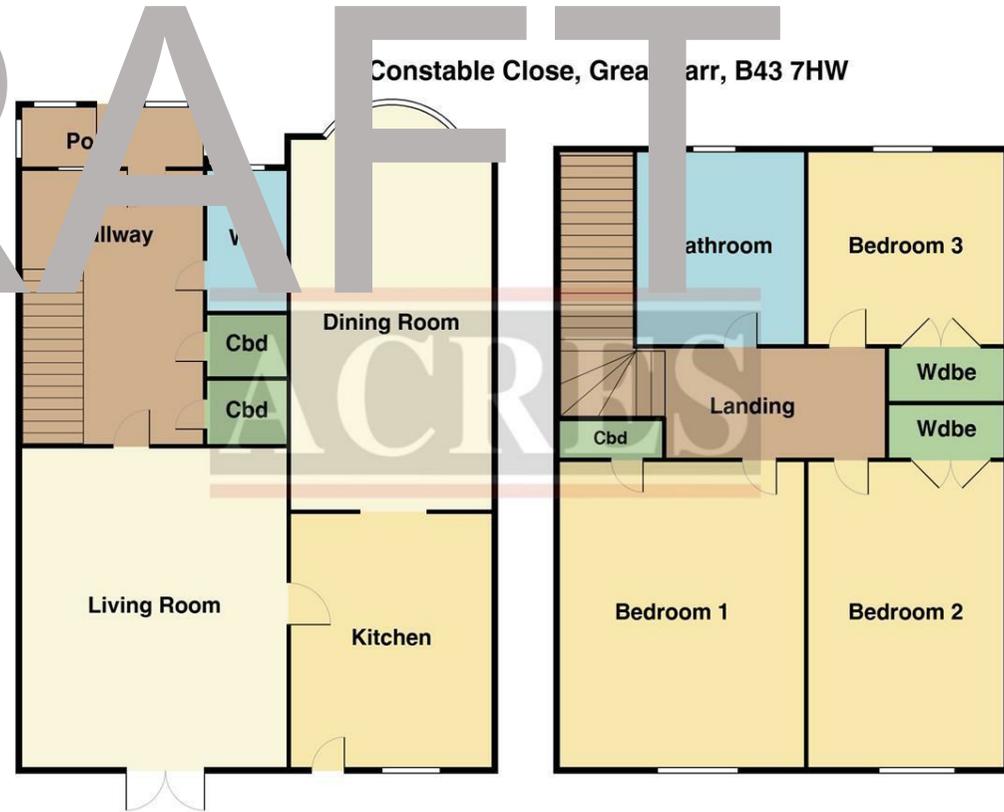
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COUNCIL TAX BAND: C **COUNCIL:** Walsall

VIEWING: Highly recommended via Acres on 0121 358 6222

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	79

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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPs and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.

