ACRES

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- EXTENDED SEMI DETACHED BUNGALOW
- FOUR DOUBLE BEDROOMS
- EXTENDED LIVING ROOM
- EXTENDED OPEN PLAN KITCHEN / DINER
- MODERN FAMILY SHOWER ROOM
- ADDITIONAL W.C.
- LOW MAINTENANCE REAR GARDEN
- OFF ROAD PARKING TO FRONT
- SOUGHT AFTER LOCATION
- HIGH SPEC THROUGHOUT

WHITECREST, GREAT BARR, B43 6EW - OFFERS AROUND £365,000

Situated on the ever-popular Whitecrest Estate in Great Barr, this spacious and heavily extended four-bedroom semi-detached bungalow offers versatile accommodation ideal for growing families and those looking to downsize without compromising on space. The property is conveniently located close to excellent schools, local shops, motorway links, and public transport connections. To the front, the property benefits from a driveway providing off-road parking. Internally, a light and airy entrance hallway welcomes you into the home, with double doors opening into a superb extended living room, offering an abundance of space for relaxing and entertaining. The property also features an extended open-plan kitchen and dining area, creating the perfect hub for modern family living. There are four well-proportioned bedrooms, providing flexible accommodation to suit a variety of needs, along with a modern family shower room and an additional separate W.C. for added convenience. Externally, the property boasts a large, low-maintenance rear garden, ideal for outdoor dining, entertaining, or simply enjoying the warmer months. Offering generous living space, a sought-after location, and excellent local amenities, this impressive bungalow presents a fantastic opportunity for a wide range of buyers. HURRY BEFORE YOU'RE TOO LATE!

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

HALLWAY: 11’6 x 3’4: A light and airy hallway with doors into;

EXTENDED LIVING ROOM: 21’2 x 14’4: A great size extended living area with two radiators, double glazed Bi-fold doors leading out to rear.

EXTENDED OPEN PLAN KITCHEN/DINER: 21’2 x 8’11: A spacious modern and extended fitted kitchen / diner with drawer base and eye level units, work surfaces, sink and drainer, integrated oven, gas hob with extractor hood over, space and plumbing for washing machine, dishwasher and fridge freezer, dining area with radiator and double glazed window and doors out to garden.

BEDROOM ONE:12’6 x 9’4: A great size double bedroom with double glazed window to front and radiator.

BEDROOM TWO: 12’5 x 10’0: A further good size double bedroom with double glazed window to front and radiator.

BEDROOM THREE:12’5 x 6’11: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM FOUR: 12’6 x 6’11: Final good size single bedroom with double glazed window to front and radiator.

SHOWER ROOM: 8’10 x 4’0: A modern fitted suite with shower cubicle, wash hand basin set into vanity unit, close couple W.C., ladder style towel rail / radiator and double-glazed opaque window to side.

SEPARATE W.C.: 4’0 x 3’5: Close couple W.C., wash hand basin set into vanity unit, radiator and double-glazed opaque window.

REAR GARDEN: A good size low maintenance garden with paved patio area throughout.

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

The Property Ombudsman

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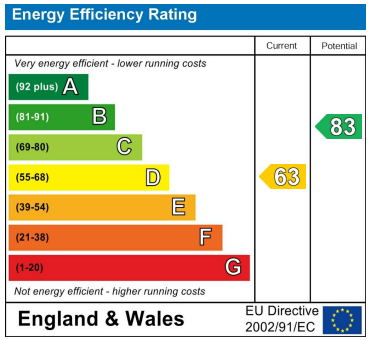
COUNCIL TAX BAND : C COUNCIL : Sandwell

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.