



- END OF TERRACED FAMILY HOME
- THREE DOUBLE BEDROOMS
- SPACIOUS LIVING ROOM
- LARGE CONSERVATORY
- MODERN OPEN PLAN KITCHEN / DINER
- SEPARATE UTILITY / DOWNSTAIRS GUEST W.C.
- FAMILY BATHROOM
- WELL PRESENTED REAR GARDEN
- X2 ALLOCATED PARKING SPACE
- IDEAL FIRST TIME BUY



**NETHERHOUSE CLOSE, GREAT BARR, B44 9HR - OFFERS OVER £250,000**

WOW! Acres are delighted to offer for sale this stunning, high spec end of terraced property that benefits from double glazing and gas central heating (both where specified). The interiors include enclosed porch, light and airy hallway with door into very well presented living room, large conservatory and modern open plan kitchen / diner with further door into a separate utility and potential downstairs guest W.C.! To the first floor is a landing with access into loft plus three double bedrooms along with a family bathroom with white suite. To the front of the property is a communal car park with x2 allocated parking spaces and to the rear is a stunning spacious garden with fitted seating area and lawn with further patio area and shed unit to far rear! This is a very popular road along with the property being in immaculate condition so an early viewing is highly recommended! IDEAL FOR FIRST TIME BUYERS OR INVESTORS – HURRY BEFORE YOU'RE TOO LATE!

Accessed via communal car park benefiting two car parking spaces along with door leading into;

**PORCH: 7'6 x 2'6:** A spacious porch area with cloakroom storage space and double glazed windows and door leading into;

**HALLWAY: 3'4 x 5'4:** A stunning feature store unit to side and stairs to first floor, radiator and door into;

**LIVING ROOM: 14'0 x 11'6:** A great size living area with built in inset TV space and inset electric fireplace, radiator and double glazed double doors into;

**CONSERVATORY: 12'4 x 9'4:** A fantastic additional space for ones own use, double glazed windows and double glazed double doors to rear.

**OPEN PLAN KITCHEN/DINER: 8'4 x 14'3:** A stunning, modern open plan fitted kitchen / diner 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, tiling to flooring, space and plumbing for dishwasher, space for fridge freezer and radiator along with door leading into;

**SEPARATE UTILITY/ POTENTIAL SEPARATE W.C: 3'2 x 3'8:** Space and plumbing for washing machine and dryer along with plumbing for W.C. to be re-installed dependant on preference of space!

**LANDING: 6'4 max, 3'4 min x 4'6:** A light and airy landing with access to loft and doors into;

**BEDROOM ONE: 14'4 max, 10'10 (wardrobe) x 12'0:** A great size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

**BEDROOM TWO: 12'8 x 8'0:** A further good size double bedroom with double glazed window to front and radiator.

**BEDROOM THREE: 10'6 x 7'8:** A final spacious double bedroom with double glazed window to rear and radiator.

**BATHROOM: 5'5 x 6'3:** A modern fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, close couple W.C., tiling to walls, radiator and double glazed opaque window to side.

**REAR GARDEN:** A stunning landscaped garden with paved patio area, built in seating area and lawn with fencing to borders along with shed unit to far rear.

**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.



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TENURE:

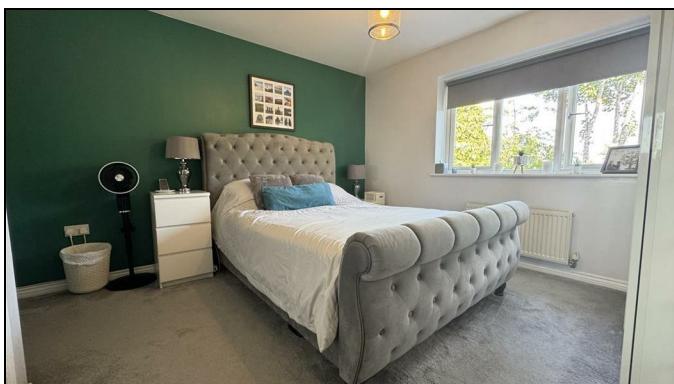
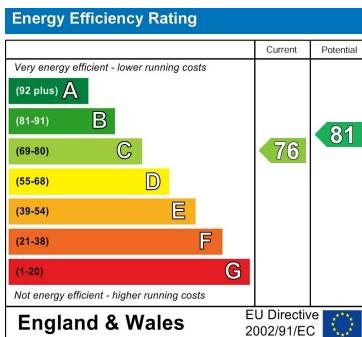
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COUNCIL TAX BAND : C

COUNCIL : Birmingham

VIEWING:

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18 Netherhouse Close, Great Barr, B44 9HR



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.