

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- EXTENDED SEMI DETACHED FAMILY HOME
- FOUR BEDROOMS
- SPACIOUS THOUGH LIVING / DINING ROOM
- ADDITIONAL STUDY / PLAYROOM
- EXTENDED FITTED KITCHEN
- FITTED FAMILY BATHROOM
- FURTHER POTENTIAL FOR EXTENTION (STPP)
- FANTASTIC SIZED REAR GARDEN
- OFF ROAD PARKING & SIDE GARAGE
- NO UPWARD CHAIN



PEAR TREE CLOSE, GREAT BARR, B43 6JB - OFFERS OVER £400,000

Nestled within a quiet cul-de-sac on the ever-popular Pear Tree Estate in the heart of Great Barr, Birmingham, this extended and fantastic family home offers huge potential for further enlargement. With excellent schooling, shops, and public transport links close by, it presents an exceptional opportunity for families seeking space, flexibility, and long-term potential. To the front, the property features a generous driveway providing ample off-road parking and leading to a side garage, with further access into an enclosed porch. Stepping inside, you are welcomed by a light and airy hallway that seamlessly connects to an open-plan living and dining room, complemented by an additional playroom or study area—ideal for the demands of modern family life. The ground floor also enjoys the benefit of an extended fitted kitchen and a downstairs WC. To the first floor, a spacious landing leads to three well-proportioned double bedrooms and a fourth single along with a fitted family bathroom, creating an impressive layout perfectly suited to growing families. Outside, the rear garden is a true highlight—offering a substantial plot with a patio and expansive lawn area, ideal for entertaining, children’s play, or future development. With its sizeable footprint, excellent location, and remarkable scope for further extension, this superb family home represents a rare and exciting purchase. Offered with no upward chain, it is an ideal choice for families wanting generous living space with the potential to make it their own. **HURRY BEFORE YOU'RE TOO LATE - NO UPWARD CHAIN!**

Accessed from the fore via large brick block driveway offering ample off road parking along with access to side single garage, well maintained lawn, leading to double glazed entrance door, into;

PORCH: 6’4 x 2’1: Fitted with double glazed windows and internal door into;

HALLWAY: 5’7 max, 3’4 min x 15’1: A light and airy entrance with stairs to first floor, radiator and doors into;

THROUGH LOUNGE/DINER: 9’9 max, 8’6 min x 26’5 (bay): A great size through living / dining space with fire surround and fire, two radiators, double glazed bay window to front and double glazed double sliding doors to rear.

PLYROOM/STUDY: 7’4 x 8’4: A further good sized space for one’s own use with radiator and double glazed window to rear.

EXTENDED FITTED KITCHEN: 12’2 max, 9’2 min x 9’1: A extended fitted kitchen with a range of 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, wall mounted central heating boiler, space and plumbing for washing machine, space for fridge and tumble dryer, radiator and doors into;

GUEST W.C: 2’8 x 4’4: Fitted with close couple W.C. and wash hand basin.

LANDING: 2’8 x 6’3: Double glazed opaque window to side and doors into;

BEDROOM ONE: 9’9 max, 9’5 min x 14’9 (bay): A great size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 9’9 x 11’8: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 12’1 x 8’5: A third double bedroom with double glazed window to front and rear and radiator.

BEDROOM FOUR: 7’5 x 8’4: A final bedroom with double glazed window to rear and radiator.

BATHROOM: 5’6 x 6’3: A fitted suite with panelled bath, shower over, wash hand basin, tiling to part walls, radiator and double glazed opaque window to front.

REAR GARDEN: A fantastic size garden with paved patio area and large lawn with mature plants, shrubs and trees along with fencing to borders.

GARAGE: 7’5 x 17’5: With up and over door, ceiling light and power points. (Please check the suitability of this garage for your own vehicle)

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.

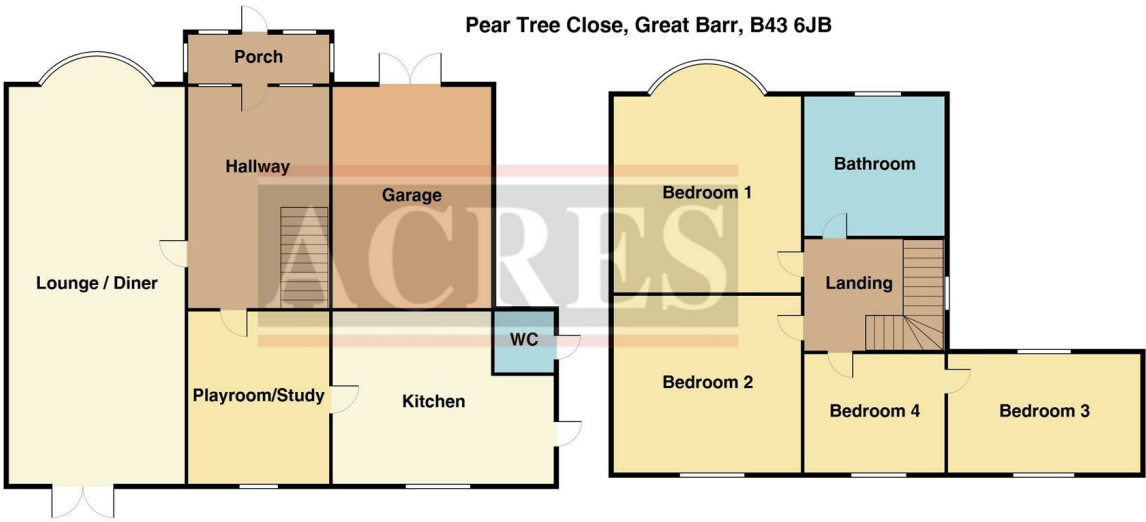
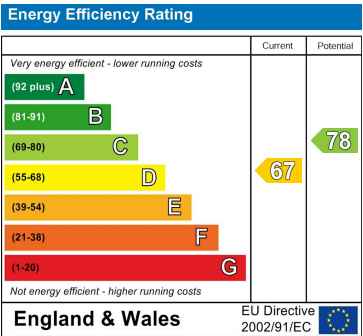
COUNCIL TAX BAND: D.



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COUNCIL TAX BAND : D 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.