ACRES

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- EXTENDED SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- SPACIOUS FRONT RECEPTION ROOM
- EXTENDED REAR RECEPTION ROOM
- EXTENDED FITTED KITCHEN
- MODERN FAMILY SHOWER ROOM
- OFF ROAD PARKING & SIDE GARAGE
- LOW MAINTENANCE REAR GARDEN
- POTENTIAL TO EXTEND FURTHER (STPP)
- SOUGHT AFTER LOCATION & NO UPWARD CHAIN

HAMSTEAD ROAD, GREAT BARR, B43 5BU - OFFERS IN THE REGION OF £310,000

Set on a prime corner plot along the ever-popular Hampstead Road, this spacious and extended three-bedroom semi-detached family home offers an excellent opportunity for first-time buyers and growing families alike. Ideally positioned close to highly regarded schools, local shops and excellent public transport links, the property also benefits from no upward chain and fantastic potential for further extension and improvement (subject to the necessary planning permissions). Externally, the home boasts a substantial driveway providing ample off-road parking, leading to a single side garage which offers excellent potential for conversion or further extension above. Internally, an enclosed porch opens into a welcoming and spacious hallway, giving access to a well-presented front reception room and an extended rear reception room, creating generous living space ideal for both relaxing and entertaining. The ground floor is further complemented by an extended fitted kitchen offering ample storage and workspace. To the first floor, a spacious landing leads to two generous double bedrooms, a well-proportioned third single bedroom and a modern fitted family shower room. Outside, the property enjoys a private, low-maintenance rear garden featuring a patio seating area leading onto a lawn, providing an ideal space for outdoor dining and family enjoyment. Offering spacious accommodation, an enviable corner plot position, no upward chain and outstanding scope to extend further, this is a fantastic opportunity to purchase a versatile family home in a highly sought-after location. HURRY BEFORE YOU'RE TOO LATE - NO UPWARD CHAIN!

Accessed from the fore via deep brick block driveway offering off road parking, lawned area, leading to side single garage front and double glazed entrance door, into;

PORCH: 5’9 x 2’7: Having double glazed windows and internal door into;

HALLWAY: 5’7 max, 3’1 min x 12’1: A light and airy entrance with stairs to first floor, radiator, understairs storage cupboard and door into;

FRONT RECEPTION ROOM: 11’2 max, 10’1 min x 14’4 (bay): A great size living space with fire surround and fire, radiator, double glazed bay window to front and double doors into;

EXTENDED REAR RECEPTION ROOM: 17’4 max, 14’3 min x 9’6: A further good size extended living / dining space with radiator, double glazed window to rear, double glazed double doors to rear and door into;

EXTENDED FITTED KITCHEN: 9’8 x 13’7: 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, space for cooker with extractor hood over, tiling to splashback, tiling to floor, space and plumbing for washing machine, space for fridge freezer, wall mounted central heating boiler, radiator and double glazed door to rear.

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

BEDROOM ONE: 9’6 x 12’6: A great size double bedroom with built in wardrobe system, double glazed window to front and radiator.

BEDROOM TWO: 11’2 x 10’3: A further good size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM THREE: 7’4 x 8’9: A final spacious single bedroom with built in storage cupboard, double glazed window to front and radiator.

SHOWER ROOM: 5’8 x 5’6: A modern fitted suite with walk in shower cubicle, wash hand basin, close couple W.C, tiling to walls, radiator and double glazed opaque window to rear.

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

GARAGE: 7’7 x 16’5: Up and over door, light and power. (Please check the suitability of this garage for your own vehicle)

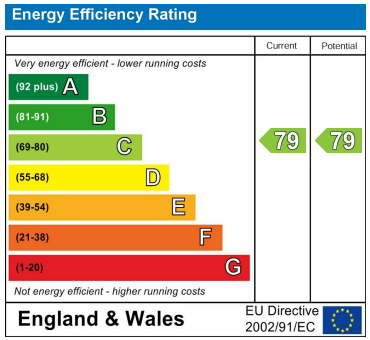
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

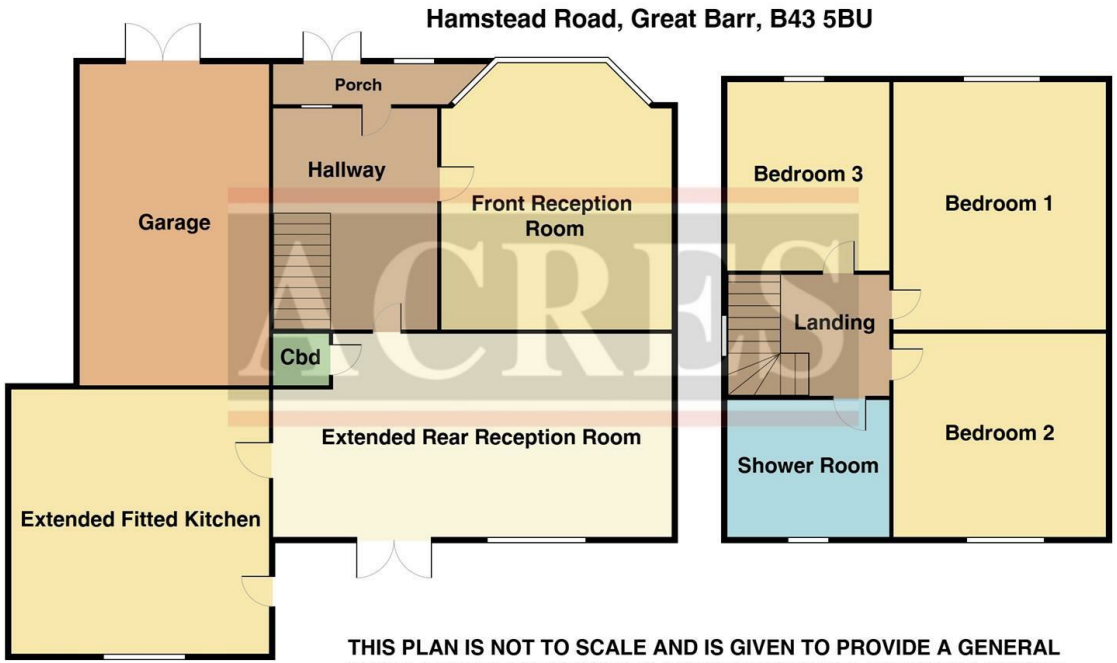
The Property Ombudsman

TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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.