

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- SEMI DETACHED FAMILY HOME
- THREE SPACIOUS BEDROOMS
- THROUGH LOUNGE / DINER
- EXTENDED FITTED KITCHEN
- FITTED FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- LOW MAINTIANCE REAR GARDEN
- POTENTIAL TO EXTEND (STPP)
- IDEAL FIRST TIME BUY
- NO UPWARD CHAIN



CARDINGTON AVENUE, GREAT BARR, B42 2PA - OFFERS AROUND £235,000

A Spacious, Well-Presented and Extended Three-Bedroom Semi-Detached Family Home – No Upward Chain Situated in the heart of Great Barr, this spacious, well-presented and extended three-bedroom semi-detached family home offers fantastic living accommodation throughout, with convenient access to local shops, public transport links and schooling nearby. The property is ideally suited to first-time buyers or growing families looking for a spacious and well-located family home. To the front, the property benefits from a driveway allowing off-road parking, with access leading into a light and airy enclosed porch and a welcoming, spacious entrance hallway. The ground floor offers a generously sized open-plan through living and dining room, providing a fantastic space for both everyday family living and entertaining. To the rear is an extended fitted kitchen, offering ample storage, worktop space and practicality for modern family life. To the first floor is a spacious landing leading into two well-proportioned double bedrooms, a good-sized third single bedroom and a fitted family bathroom. Externally, the property boasts a low-maintenance rear garden featuring a patio area leading onto a lawn, providing an ideal space for outdoor dining, entertaining and family enjoyment. To the far rear is a garage, offering additional storage and the benefit of further off-road parking. Offering generous living space, an extended layout and fantastic potential to make it your own, this property presents an excellent opportunity for first-time buyers and growing families alike. Further benefiting from no upward chain, early viewing is highly recommended to appreciate the accommodation and potential on offer. **HURRY BEFORE YOU'RE TOO LATE - NO UPWARD CHAIN - IDEAL FIRST TIME BUY!**

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

PORCH:6'8 x 2'8: Having double glazed windows and internal door into;

HALLWAY:10'7 x 5'3max 2'8min: A light and airy entrance with wooden flooring and stairs to first floor, radiator and doors into;

THROUGH LOUNGE DINER: 24'2max, 11'9min x 9'11max, 9'3min: A great size through living / dining space with wall mounted fire, radiator and double glazed window to front and double glazed double doors to rear.

EXTENDED KITCHEN: 13'8 x 5'11: 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, freestanding cooker, gas hob, extractor fan over, tiling to splashback, tiling to floor, space and plumbing for washing machine, space for fridge freezer, wall mounted central heating, radiator and door to rear.

LANDING:6'5 x 2'10: Double glazed opaque window to side and doors into;

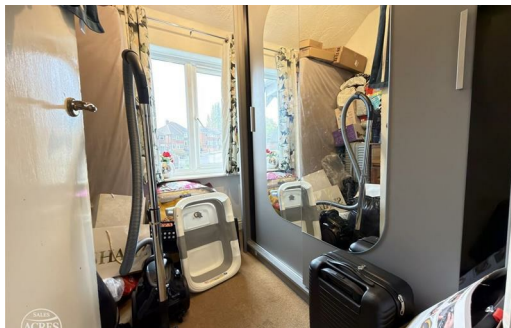
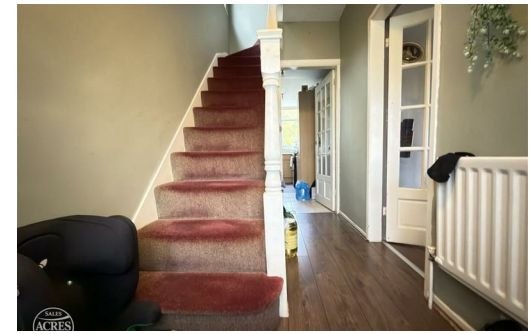
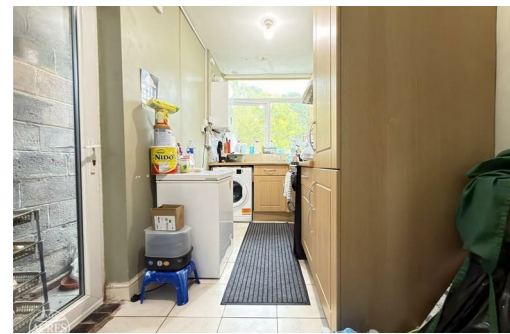
BEDROOM ONE:12'4 x 9'5max x 8'10min: A great size double bedroom with, double glazed window to rear and radiator.

BEDROOM TWO:11'8 x 9'4max 7'2min: A further good size double bedroom with double glazed window to front and side and radiator.

BEDROOM THREE:7'10 x 6'7: A final bedroom with double glazed window to front and radiator.

BATHROOM:6'2 x 6'0: A fitted suite with panelled bath, shower over, wash hand basin, close couple W.C, tiling to part walls, tiling to floor, radiator and double glazed opaque window to rear.

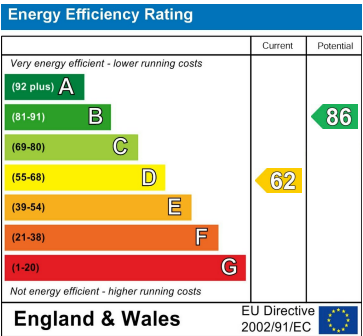
REAR GARDEN: A good size garden with paved patio area and lawn with fencing to borders along with single garage to far rear allowing further off road parking or fantastic storage space.



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 :** Birmingham City

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.