

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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DRAFT

- EXTENDED END OF TERRACED FAMILY HOME
- TWO DOUBLE BEDROOMS
- SPACIOUS THROUGH LOUNGE / DINER
- MODERN FITTED KITCHEN
- ADDITIONAL SITTING ROOM / PLAY ROOM / OFFICE
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- WELL MANICURED REAR GARDEN
- IDEAL FIRST TIME BUY
- HIGH SPEC THROUGHOUT



OLD OSCOTT LANE, BIRMINGHAM, B44 8TS - OFFERS AROUND £210,000

An exceptionally well-presented and spacious two double bedroom end-of-terrace family home, ideally situated in the heart of Great Barr, offering excellent access to local shops, public transport links and highly regarded schooling nearby. This stunning property benefits from a generous double driveway providing ample off-road parking. Internally, the accommodation is finished to an excellent standard throughout and briefly comprises a welcoming, light and airy entrance hallway, leading into a fantastic open-plan through lounge and dining room, providing an ideal space for both relaxing and entertaining. The ground floor further benefits from a modern fitted kitchen, along with an additional reception room to the rear, offering a versatile space ideal for use as a playroom, home office or additional sitting room. To the first floor is a spacious landing providing access to two generously sized double bedrooms and a beautifully presented modern family bathroom. Externally, the property boasts a fantastic, well-maintained and beautifully manicured rear garden, featuring an attractive patio seating area leading onto an extensive lawn, with a further patio area positioned at the far rear, perfect for outdoor entertaining. The garden also benefits from a useful storage shed. This wonderful home offers an exceptional standard of living throughout and is perfectly suited to first-time buyers, young families or those looking to downsize without compromising on space or quality. Beautifully maintained, tastefully presented and ready to move straight into, this fantastic turnkey property must be viewed to be fully appreciated. IDEAL FIRST TIME BUY - HURRY BEFORE YOU'RE TOO LATE!

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

HALLWAY: 3'9 x 3'7: Stairs to first floor and doors into;

LIVING ROOM: 13'5 (into bay) x 11'2: A great size through living / dining area with fire surround and fire, radiator, double glazed bay window to front, leading into;

DINING AREA: 11'2 x 9'10: Open plan with living space with double doors into;

PLAYROOM: 13'11 x 6'11: A great additional space for ones own use, having double glazed window and door to rear.

FITTED KITCHEN: 14'9 x 3'11: A modern fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer, integrated oven, gas hob with extractor hood over, tiling to splashback, tiling to floor, space and plumbing for washing machine and space for fridge freezer.

LANDING: 2'5 x 5'7: Double glazed opaque window to side and doors into;

BEDROOM ONE: 14'9 x 10'10: A great size double bedroom with double glazed window to front and radiator.

BEDROOM TWO: 10'10 x 8'10: A further good size double bedroom with double glazed window to rear and radiator.

BATHROOM: 7'10 x 5'7: A modern fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, close couple W.C., tiling to floor and walls, chrome ladder style 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 further seating area to far rear and shed unit.



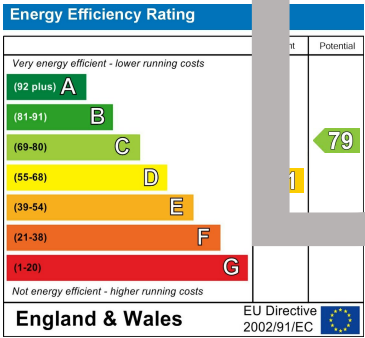
TENURE:

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: B COUNCIL: Birmingham

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.