ACRES

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- EXTENDED SEMI DETACHED FAMILY HOME
- EXTENDED MODERN FITTED KITCHEN / DINER
- SPACIOUS THROUGH LIVING / DINING ROOM
- THREE BEDROOMS
- MODERN FAMILY SHOWER ROOM
- OFF ROAD PARKING TO FRONT
- LOW MAINTIANCE REAR GARDEN
- SOUGHT AFTER LOCATION
- IDEAL FIRST TIME BUY
- NO UPWARD CHAIN





TIDESWELL ROAD, GREAT BARR, B42 2DR - OFFERS AROUND £220,000

Set in the heart of Great Barr, this spacious and extended semi-detached family home enjoys an excellent location with fantastic access to local schooling, public transport links, and nearby shops. The property is approached via a generous driveway providing off-road parking, leading to a large enclosed porch that opens into a welcoming hallway. The ground floor boasts a bright and spacious open-plan living and dining room, complemented by an extended fitted kitchen come diner—perfect for modern family living and entertaining. To the first floor, a roomy landing gives access to two well-proportioned double bedrooms, a third single bedroom, and a modern family shower room. At the rear, the low-maintenance garden features multiple patio areas, offering ideal spaces for outdoor seating, relaxation, and entertaining. With no upward chain, this property presents an excellent opportunity for first-time buyers or families looking to settle in a highly sought-after area of Great Barr. HURRY BEFORE YOU'RE TOO LATE - NO UPWARD CHAIN!

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

PORCH: 7'7 x 2'7: Double glazed windows and internal door into;

HALLWAY: 5'4 x 4'4: Having stairs to first floor and door into;

THROUGH LOUNGE/DINER: 15'7 x 25'0: A great size through living / dining space with fire surround and fire, radiator and double glazed bay window to front and double doors through to;

EXTENDED KITCHEN/DINER:15'2 x 10'2: A modern extended fitted kitchen / diner with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, cooker with electric hob and extractor hood over, tiling to splashback, space and plumbing for washing machine, space for tumble dryer, space for fridge freezer, radiator and double glazed door to rear.

LANDING: 3'1 x 6'7: Access into loft and doors into;

BEDROOM ONE: 8'7 max, 6'6 (wardrobe) x 12'6: A great size double bedroom with built in wardrobe system, double glazed window to front and radiator.

BEDROOM TWO: 9'5 x 10'4: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 6'8 x 8'8: A final bedroom with double glazed window to front and radiator.

BATHROOM: 5'8 x 6'7: A modern fitted suite with walk in shower cubicle, wash hand basin, close couple W.C, tiling to part walls, radiator and double glazed opaque window to rear.

REAR GARDEN: A good size low maintenance fully paved rear garden with paved patio area, steps up to a further paved area with fencing to borders.

TENURE: We have been informed by the vendors that property is Leasehold. (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: B.

VIEWING: Recommended via Acres on 0121 358 6222.











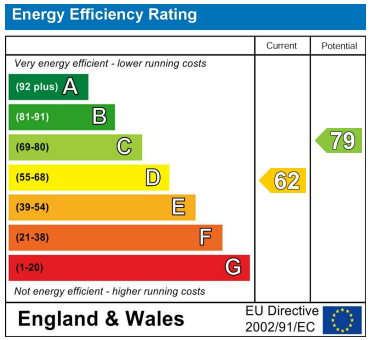

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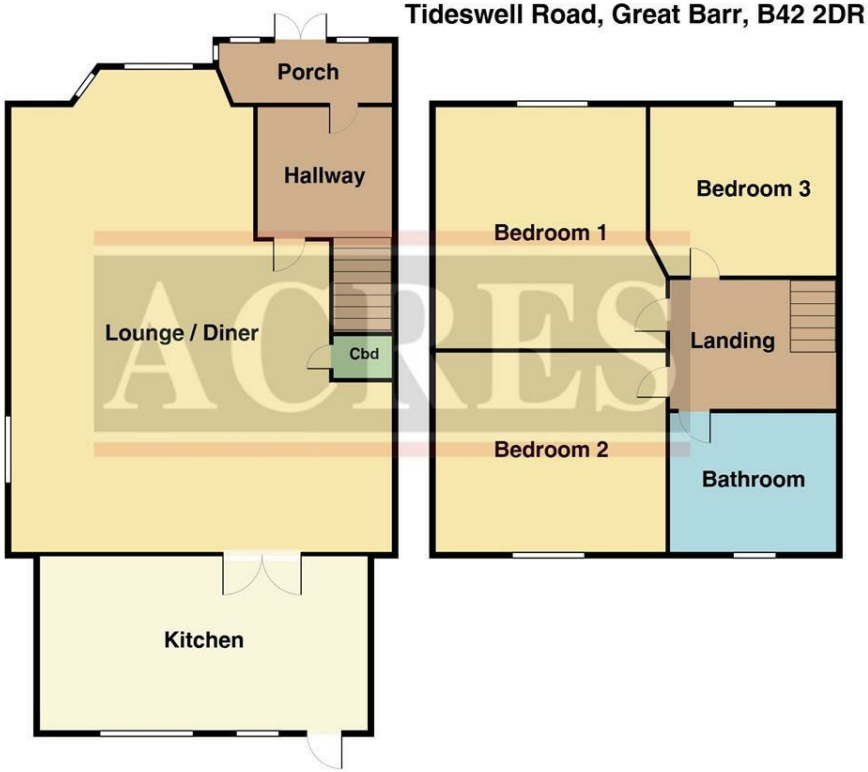
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COUNCIL TAX BAND : B COUNCIL : Birmingham

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.

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.