ACRES

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- EXTENDED SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- SPACIOUS LOUNGE / DINER
- EXTENDED MODERN FITTED KITCHEN
- SEPARATE UTILITY ROOM
- MODERN GROUND FLOOR SHOWER ROOM
- ADDITIONAL FIRST FLOOR FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- LOW MAINTIANCE REAR GARDEN
- IDEAL FIRST TIME BUY





WENSLEYDALE ROAD, GREAT BARR, B42 1PS - OFFERS OVER £255,000

A spacious, well-presented and extended three-bedroom semi-detached family home, ideally situated in the heart of Perry Barr, offering convenient access to local shops, excellent public transport links and reputable schooling nearby. This fantastic property offers generous and versatile living accommodation throughout, making it an ideal choice for first-time buyers or growing families alike. To the front, the property benefits from a spacious double driveway providing ample off-road parking, with access into an enclosed porch leading through to a welcoming, light and airy hallway. The ground floor boasts a spacious open-plan through living and dining room, offering an excellent space for both family living and entertaining. To the rear is an extended modern fitted kitchen, complemented by an additional extended utility room and a modern ground-floor family shower room, providing further practicality and convenience for everyday family living. To the first floor, a spacious landing provides access to two generously sized double bedrooms, a good-sized third single bedroom and a modern fitted family bathroom, all offering comfortable and well-presented accommodation throughout. Externally, the property benefits from a beautifully maintained, low-maintenance rear garden, featuring a spacious patio area leading onto a well-kept lawn, with a further patio area positioned to the far rear, ideal for outdoor entertaining, relaxing and family enjoyment. This fantastic family home offers an excellent standard of living throughout, combining generous room sizes, extended accommodation and modern finishes. Ideally suited to first-time buyers or growing families looking for a spacious, well-presented and conveniently located home, early viewing is highly recommended to fully appreciate the size, quality and accommodation on offer. HURRY BEFORE YOU'RE TOO LATE - IDEAL FIRST TIME BUY!

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

PORCH: 6'4 x 2'2: Having double glazed windows and internal door into;

HALLWAY: 5'3max 2'4min x 10'4: A light and airy entrance with stairs to first floor, radiator and doors into;

THROUGH LOUNGE/DINER: 15'8max 9'9min x 25'6/bay: A great size living and dining space with radiator and double glazed bay window to front and door leading into;

EXTENDED FITTED KITCHEN:7'5 x 11'4: A extended modern 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 with extractor hood over, gas hob, tiling to splashback, space for fridge freezer, radiator and door into;

EXTENDED UTILITY ROOM:8'3 x 4'3: Fitted with eye level units, work surfaces, space and plumbing for washing machine and tumble dryer.

EXTENDED GROUND FLOOR SHOWER ROOM: 7'5 x 7'9: A modern fitted suite with walk in shower, wash hand basin set into vanity unit, close couple W.C, tiling to walls, tiling to floor.

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

BEDROOM ONE: 9'6 x 12'7 BAY: A great size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 9'6max 8'5min x 12'2 BAY: A further good size double bedroom with, double glazed window to rear and radiator.

BEDROOM THREE:5'8 x 6'7: A final bedroom with double glazed window to front and radiator.

BATHROOM: 5'7 x 6'5 A fitted suite with panelled bath, wash hand basin set into vanity unit, close couple W.C, tiling to walls, tiling to floor and double glazed opaque window to rear.

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











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FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

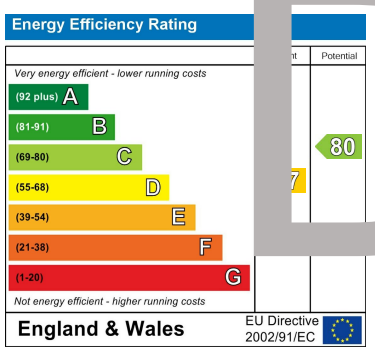
The Property Ombudsman

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: B COUNCIL: Birmingham

VIEWING: Highly recommended via Acres on 0121 358 6222

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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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.