

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- HEAVILY EXTENDED DETACHED DORMER BUNGALOW
- FIVE BEDROOMS
- SPACIOUS LIVING ROOM
- ADDITIONAL DINING ROOM
- MODERN FITTED KITCHEN
- DOWNSTAIRS GUEST W.C.
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT & INTERNAL GARAGE
- LOW MAINTIANCE REAR GARDEN
- NO UPWARD CHAIN



ALDRIDGE ROAD, GREAT BARR, B44 8PE - OFFERS OVER £400,000

A spacious and heavily extended five-bedroom detached dormer bungalow, ideally situated in the heart of Great Barr, with excellent access to local shops, public transport links and schooling nearby. The property benefits from a large in-and-out driveway providing ample off-road parking, along with access to an internal garage. Internally, a spacious entrance hallway leads into a generous through living room and separate dining room. The ground floor also offers a modern fitted kitchen, two double bedrooms, one of which benefits from an en-suite shower room, together with a additional guest W.C. To the first floor, a spacious landing provides access to three further double bedrooms and a modern family bathroom. To the rear is a low-maintenance garden featuring a paved patio area leading onto a lawn. Offered with no upward chain, this substantial family home provides generous living accommodation throughout and is ideally suited to growing families. **HURRY BEFORE YOU'RE TOO LATE - NO UPWARD CHAIN!**

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

HALLWAY: 15'7 max, 11'7 min x 10'6 max, 2'8 min: A light and airy entrance with stairs to first floor, radiator and doors into;

LIVING ROOM: 20'0 x 13'9: A great size through living space with fire surround and fire, wooden beams to ceiling, radiator and double glazed windows to front and rear.

EXTENDED FITTED KITCHEN: 9'10 x 13'1: 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, cooker with gas hob and extractor hood over, tiling to splashback, tiling to floor, spotlights to ceiling, space and plumbing for washing machine and dishwasher, space for fridge freezer, dining area with radiator and door to rear along with door into garage.

GUEST W.C: 2'9 x 6'6: Fitted with close couple W.C., wash hand basin, tiling to floor and walls and double glazed opaque window to rear.

BEDROOM ONE: 12'6 x 13'5: A great size double bedroom with double glazed window to front, radiator and door into;

ENSUITE: Fitted with walk in shower cubicle, close couple W.C., wash hand basin set into vanity unit, chrome ladder style radiator and tiling to floor and walls.

BEDROOM TWO: 15'1 x 13'9: A further good size double bedroom with double glazed bay window to front and radiator.

BEDROOM THREE: 14'9 x 14'5: A third double bedroom with double glazed window to front and radiator.

BEDROOM FOUR: 9'10 x 11'6: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM FIVE: 11'6 x 8'6: A final bedroom with double glazed window to rear and radiator.

BATHROOM: 8'10 x 8'2: A modern fitted suite with panelled bath, walk in shower cubicle, wash hand basin, close couple W.C, tiling to walls, tiling to floor, chrome ladder style radiator and double glazed opaque window to rear.

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

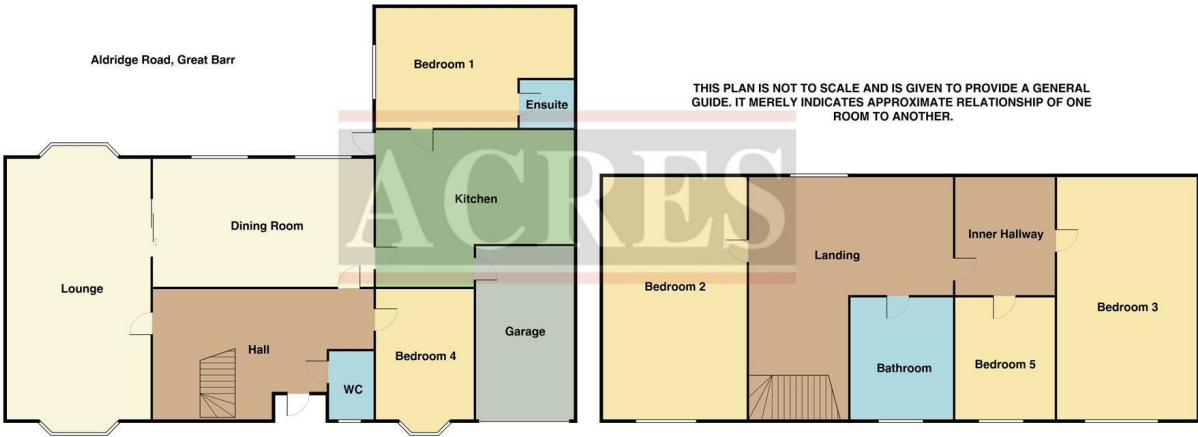
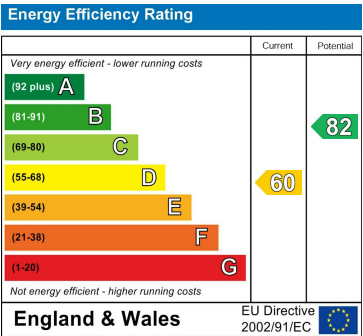
GARAGE: Having up and over door, light and power. (Please check the suitability of this garage for your own vehicle)



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 : D COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 358 6222



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.