ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- EXTENDED SEMI DETACHED FAMILY HOME
- TWO DOUBLE BEDROOMS
- THROUGH LOUNGE / DINER
- EXTENDED FITTED KITCHEN
- FITTED FAMILY SHOWER ROOM
- OFF ROAD PARKING TO FRONT
- LOW MAINTIANCE REAR GARDEN
- IDEAL FIRST TIME BUY
- SOUGHT AFTER LOCATION
- NO UPWARD CHAIN





MILDENHALL ROAD, GREAT BARR, B42 2PG - OFFERS AROUND £250,000

A fantastic opportunity to acquire this spacious, well-presented and extended two-bedroom semi-detached family home, 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 double driveway providing ample off-road parking, with access leading into a welcoming, light and airy hallway. The ground floor offers a spacious open-plan through living and dining room, providing an ideal space for both family living and entertaining. To the rear is an extended fitted kitchen, offering plenty of storage and preparation space. To the first floor is a spacious landing leading into two generously sized double bedrooms, with the added benefit of bedroom one offering the potential to be converted back into two separate bedrooms, therefore reinstating the property as a three-bedroom family home, subject to any necessary consents. The first floor is completed by a fitted family shower room. Externally, the property boasts a well-maintained, low-maintenance rear garden, featuring a patio area leading onto a lawn, ideal for outdoor entertaining and family enjoyment. The garden also benefits from a greenhouse, storage shed and garage to the far rear, providing additional storage and the opportunity for further off-road parking. Offering spacious and versatile accommodation throughout, with excellent potential to adapt to a growing family's needs, this property is ideal for first-time buyers, young families or those looking to make a property their own. Further benefiting from no upward chain, early viewing is highly recommended to appreciate the space, potential and fantastic opportunity this family home has to offer. 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;

HALLWAY: 15'4 x 5'4max 2'7min: A light and airy entrance with stairs to first floor, and doors into;

THROUGH LOUNGE / DINER: 23'10 x 9'10max x 8'1 min: A great size through living / dining space with fire surround and electric fire, radiator and double-glazed window to rear and front.

EXTENDED KITCHEN:16'7 x 7'6max x 5'9min: 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 with extractor hood over, gas hob, tiling to splashback, tiling to floor, space and plumbing for washing machine, space for fridge freezer and radiator.

LANDING:6'4 x 3'1: Double glazed opaque window to side and doors into;

BEDROOM ONE: 15'8max x 7'9 (wardrobe) x 11'8 (into bay) x 6'7min: A great size double bedroom with built in wardrobe system, double glazed window to front and radiator.

BEDROOM TWO:12'1 x 10'4min 9'4max x 7'9min: A further good size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BATHROOM: 6'1 x 5'11max x 5'0min: A fitted suite with shower, wash hand basin, 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 along with fencing to borders and leading into;

SINGLE GARAGE: Accessed via communal rear access with up and over garage door to front allowing further off road parking or fantastic storage space.











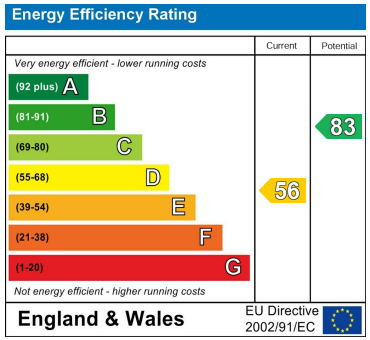

FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

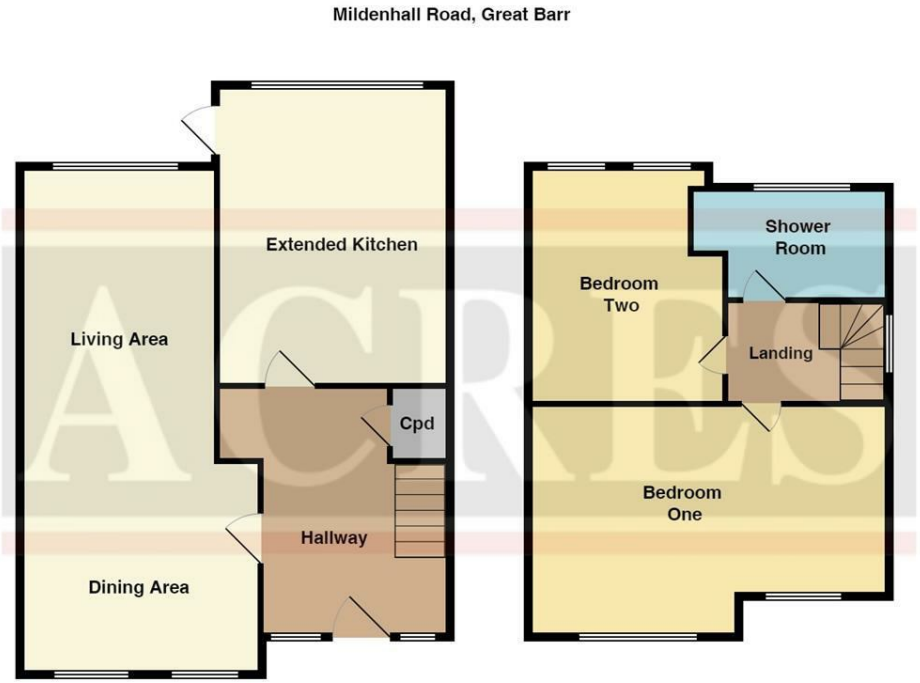
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : C 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.