# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
0121 358 6222 greatbarr@acres.co.uk www.acres.co.uk



- SECOND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE / DINER
- MODERN FITTED KITCHEN
- MODERN FAMILY BATHROOM
- HIGH SPEC THROUGHOUT
- OFF ROAD PARKING & GARAGE
- LONG LEASE AND LOW SERVICE CHARGE
- STUNNING VIEWS SURROUNDING
- IDEAL FIRST TIME BUY





## *DUNBAR GROVE, GREAT BARR, B43 7PT - OFFERS AROUND £160,000*

This spacious and exceptionally well-presented two double bedroom second-floor apartment offers an impressive standard of living throughout, complemented by high-quality finishes, beautiful surrounding grounds and fantastic elevated views across the city and rolling hills beyond. Internally, the property welcomes you into a bright, light and airy entrance hallway, providing access to a spacious open-plan living and dining room, ideal for both relaxing and entertaining. The accommodation further benefits from a modern fitted kitchen, two generously sized double bedrooms and a stylish, high-specification family shower room, finished to an excellent standard. Externally, the apartment is set within beautifully maintained grounds, creating a peaceful and attractive setting, while enjoying stunning panoramic views across the city and picturesque hills to the rear. Additional benefits include off-road parking and a single garage, providing excellent convenience and practicality. Offering a fantastic combination of space, style and beautiful surroundings, this superb apartment is ideal for first-time buyers, professionals or those looking to downsize without compromising on quality. Offered with no upward chain, early viewing is highly recommended to fully appreciate everything this fantastic property has to offer. HURRY BEFORE YOU'RE TOO LATE!

Accessed from the fore via communal entrance, stairs up to hallway leading to entrance door, into;

HALLWAY: 3'9 x 12'4: A light and airy entrance with spacious storage cupboards, radiator and doors into;

LOUNGE/DINER: 12'7 x 11'7: A great size living / dining space with radiator and two double glazed windows.

FITTED KITCHEN:10'2 x 8'8: A modern fitted kitchen with a range of modern 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, tiling to floor, spotlights to ceiling and space and plumbing for washing machine and lovely views to the rear!

BEDROOM ONE: 11'5 x 9'9: A great size double bedroom with double glazed window and radiator.

BEDROOM TWO: 9'6 x 10'5: A further good size double bedroom with double glazed window and radiator.

SHOWER ROOM: 7'2 max, 5'5 min x 8'4: A modern fitted suite with walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C, tiling to walls, tiling to floor, radiator and double glazed opaque window.

COMMUNAL GARDEN: Well-maintained communal gardens.

GARAGE: Situated in nearby block with up and over door allowing off road parking. (Please check the suitability of this garage for your own vehicle)











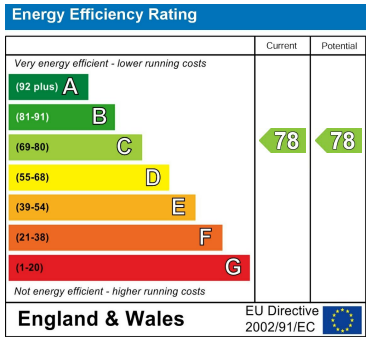

FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

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

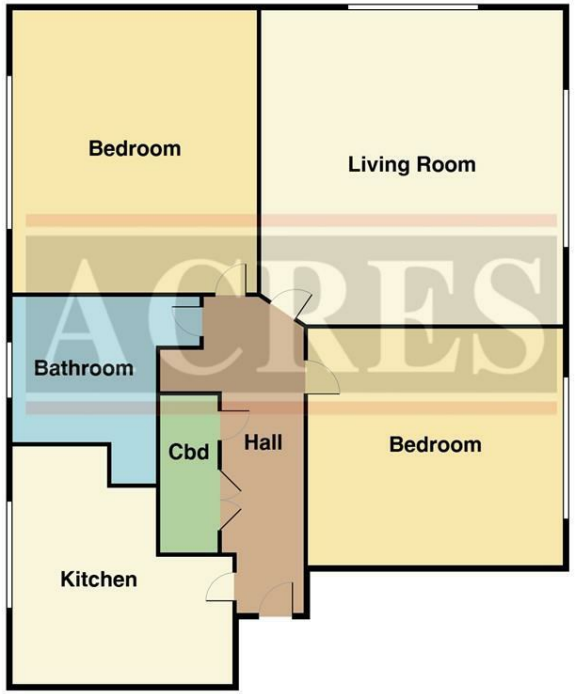
COUNCIL TAX BAND : A COUNCIL : Walsall

VIEWING: Highly recommended via Acres on 0121 358 6222






Dunbar Grove, Great Barr, B43 7PT




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.