

Stanton Road, Great Barr



Offers Over £290,000

Stanton Road, Great Barr

- Semi-Detached
- 3 Bedrooms
- Garage
- Landscaped Rear Garden
- Ideal Family Home
- Off-Road Parking For Multiple Vehicles
- Presented To A High Standard
- Potential To Be Further Extended (stpp)
- Newley Fitted UPVC Double Glazing

Tenure: Freehold
Council Tax Band: C

Welcome to Stanton Road, Great Barr - a charming semi-detached house that boasts a spacious 1,134 sq ft of living space. This property is ideal for a growing family with its three bedrooms, perfect for creating individual sanctuaries for each family member.

As you step inside, you'll be greeted by a well-presented interior that exudes warmth and comfort. The single bathroom ensures convenience for the household, while the reception room provides a cosy space for relaxation and entertainment.

One of the standout features of this property is the off-road parking, a rare find in many homes, allowing you to accommodate multiple vehicles with ease. This convenience is a true luxury in today's bustling world.

For those with a keen eye for potential, this house offers a fantastic opportunity for extension, subject to obtaining the necessary planning permissions. The option to extend above the garage opens up a world of possibilities for creating additional living space or bedrooms, making this property a truly versatile find.

Nestled in a family-friendly neighbourhood, this house on Stanton Road is not just a home; it's a canvas waiting for your personal touch. Don't miss out on the chance to transform this property into your dream family home.

Lounge/Dining Room

7.30m x 3.70m (23'11" x 12'1")

Double glazed bay window to front, sliding patio doors to rear garden, carpet, ceiling light, wall mounted radiators, skirting

Kitchen

4.00m x 2.70m (13'1" x 8'10")

Double glazed window and door to rear garden, floor and wall tiling, worktop, soft close storage cupboards, drainer sink with mixer tap, plumbing for white goods. Integrated appliances include gas cooker, microwave and oven. Ceiling light, designer wall mounted radiator

Bedroom 1

3.70m x 3.40m (12'1" x 11'1")

Double glazed bay window to front, wall mounted radiator, carpet, skirting, ceiling light

Bedroom 2

3.80m x 3.30m (12'5" x 10'9")

Double glazed window to rear, carpet, ceiling light, wall mounted radiator, skirting

Bedroom 3

2.30m x 1.80m (7'6" x 5'10")

Double glazed bay window to front, ceiling light, wall mounted radiator, carpet, skirting

Bathroom

2.60m x 2.40m (8'6" x 7'10")

Privacy double glazed window to rear, floor and wall tiles, ceiling downlights, ceiling cladding, bath with chrome mixer tap, pedestal sink with mixer tap, corner shower cubicle with shower unit and jets, heated towel rail

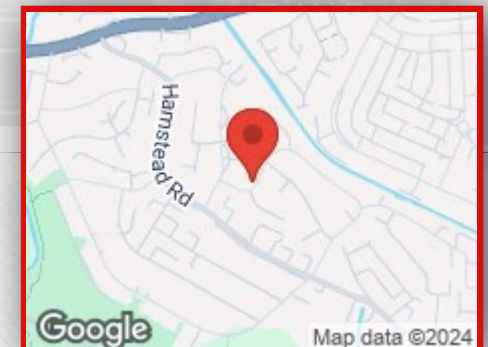
Rear Garden

Composite decking, laid lawn, fence panels to boundaries, storage shed to rear

Garage

Spacious garage with dedicated access, up and over door, hard floor, ceiling downlights

Directions



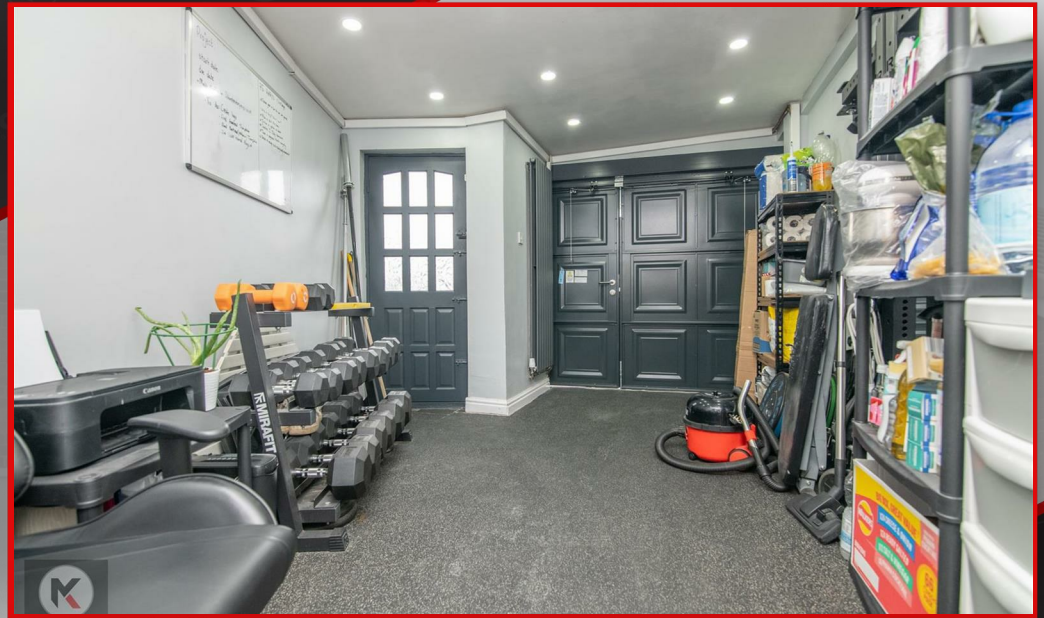
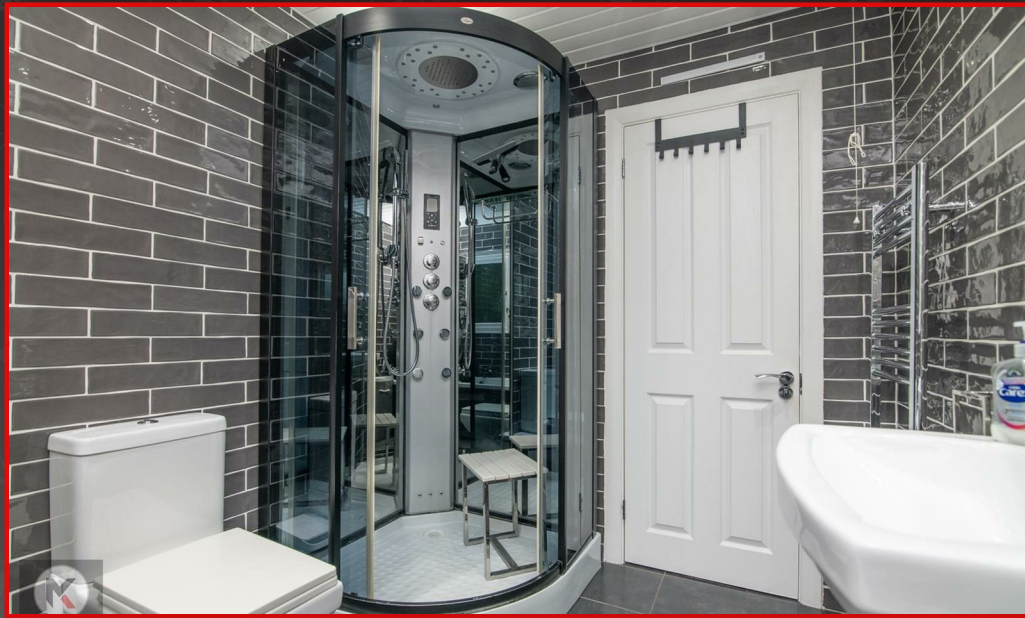
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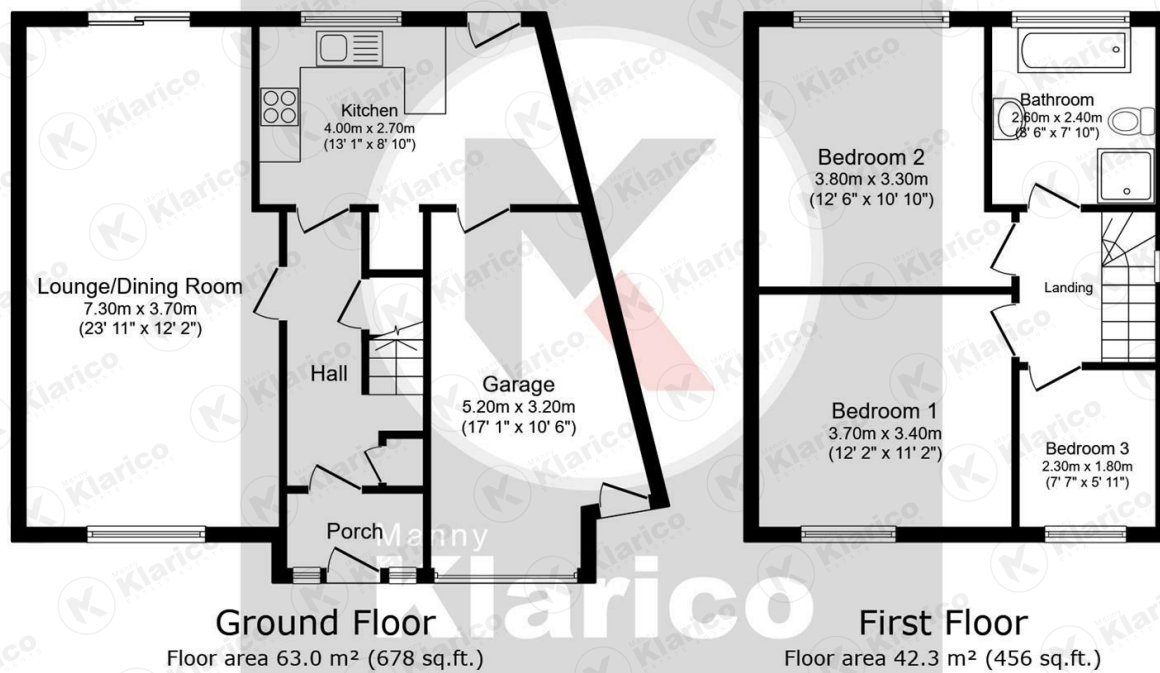


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TOTAL: 105.3 m² (1,134 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		77	
	58		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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