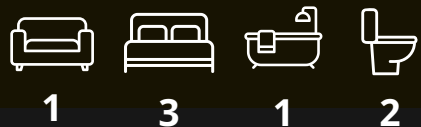




13 Howard Road, Great Barr,
Birmingham, B43 5DT
3 Bedroom Semi-Detached House



Price
£269,950

Thistle
estates

PROPERTY OVERVIEW / LOCATION:

Situated in the sought-after area of Great Barr, Birmingham, 13 Howard Road offers an exceptional combination of suburban tranquillity and urban convenience. This desirable location caters to families, professionals, and investors, with its proximity to key amenities, excellent transport links, and diverse shopping opportunities.

Educational Institutions - Reputable primary and secondary schools within walking distance.

Healthcare Facilities - Local GP surgeries, dental practices, and pharmacies nearby.

Recreational Facilities - Outdoor spaces including Red House Park and Barr Beacon Nature Reserve offer abundant opportunities for leisure and relaxation.

Shopping Facilities - Residents will appreciate the convenience of nearby shopping options.

Local Shops - Independent stores, convenience shops, and takeaways along Hamstead Road and Newton Road.

Retail Parks & Shopping Centres - One Stop Shopping Centre in Perry Barr, a short drive away, offers a range of high-street retailers, supermarkets, and eateries.

Birmingham City Centre is easily accessible, featuring premier shopping destinations such as the Bullring & Grand Central.

Public Transport - Regular bus services along Hamstead Road and Newton Road provide direct access to Birmingham City Centre and surrounding areas. Hamstead Railway Station is nearby, offering connections to Birmingham New Street and beyond.

Road Access: Well-served by major road networks, including the A34, A4041, and M6 motorway (Junction 7), ensuring seamless travel to nearby towns and cities.

KEY FEATURES:

- Two Receptions
- Three Bedrooms
- Fitted Kitchen
- First Floor Bathroom
- Gas Central Heating
- Double Glazing
- Off Street Parking
- Rear Garden with Sheds



Measurments:

Reception Room (Front)
(4.09m x 3.05m)

Reception Room (Rear) / Kitchen
(4.63m x 5.00m)

Bedroom One (Front)
(4.20m x 2.75m)

Bedroom Two (Rear)
(3.75m x 3.06m)

Bedroom Three (Front)
(2.25m x 2.20m)

Family Bathroom
(2.75m x 1.80m)





AGENTS NOTE:

We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history.

FIXTURES AND FITTINGS: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

VIEWINGS & APPOINTMENTS

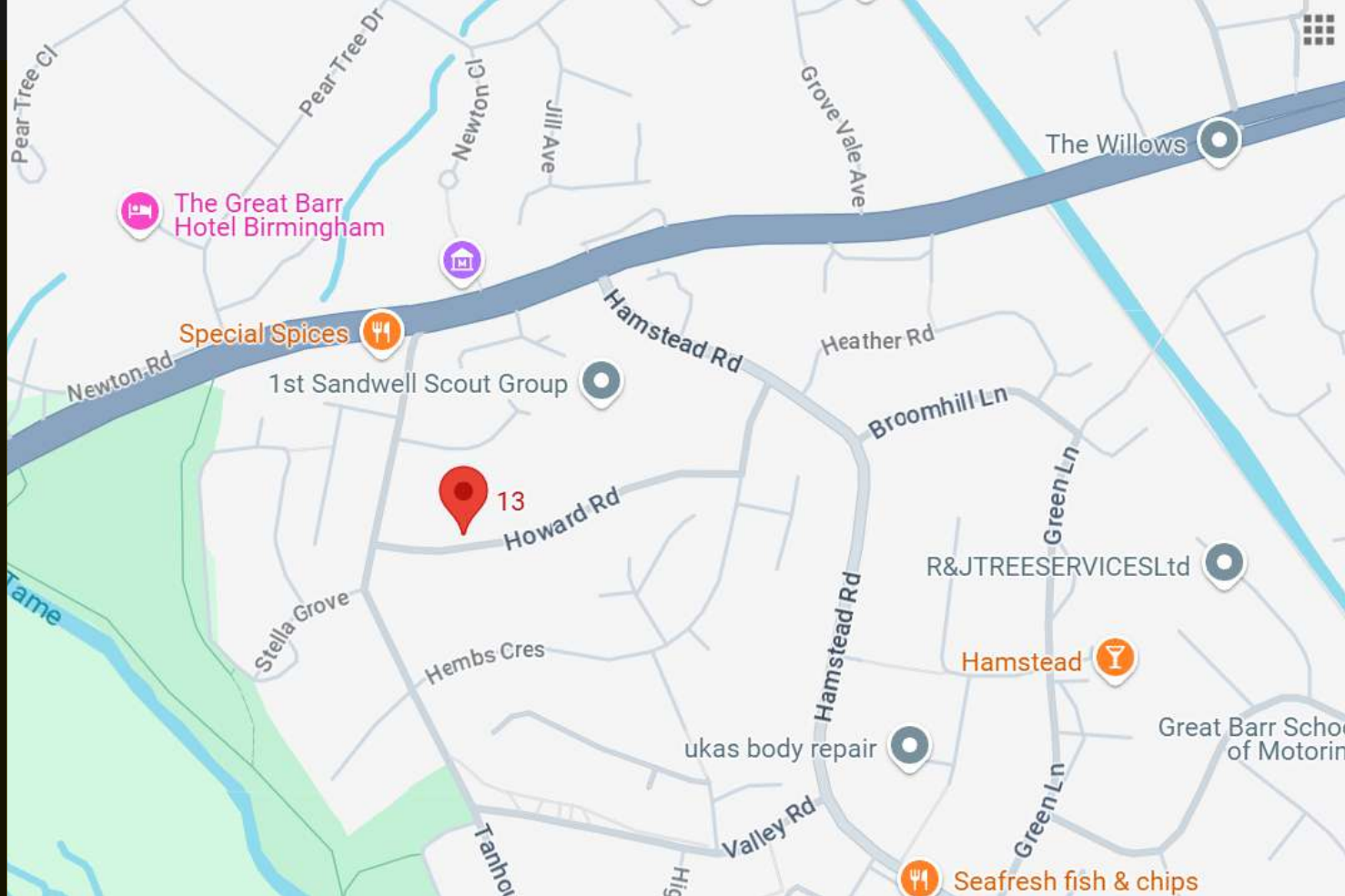
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0121 256 2561



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Tenure:
Freehold

Size:
Total Area
(Approx) 72 Sq. Meters

Services:
All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

Local Authority:
Birmingham City Council

Council Tax Band:
C