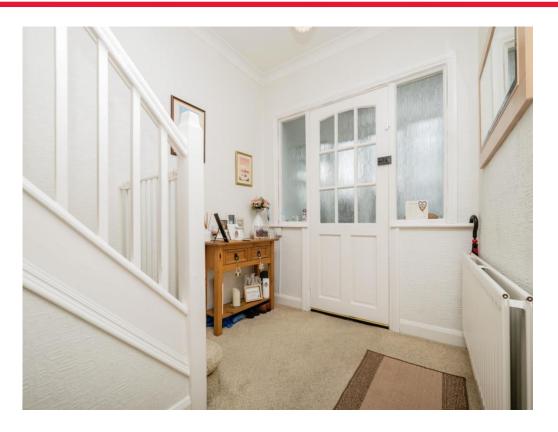


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Birmingham Road Great Barr Birmingham

## Birmingham Road Great Barr Birmingham B43 7AP







## **Property Description**

A Beautiful and very well presented Extended Four Bedroom Semi Detached Family Home in this well sought after Residential Area. This family home will be ideal for growing families and also those buyers looking to upsize and looking for the M5 / M6 Motorway links just down the road for easy commuting to Birmingham, Wolverhampton and East Midlands.

We have a Spacious Driveway, welcome Porch, Two good sized Reception Rooms, Utility Room and Conservatory to the Rear. On the First Floor we have Four good sized Bedrooms and elegant family Bathroom

## **External Driveway**

**Welcome Porch** 

Hall

**Downstairs WC** 

Lounge

17' 7" x 11' (5.36m x 3.35m)

**Dining Room** 

10' 5" x 7' 5" ( 3.17m x 2.26m )

Kitchen

10' 5" x 10' 5" ( 3.17m x 3.17m )

**Utility Room** 

11' 1" x 6' 1" ( 3.38m x 1.85m )

Conservatory

9'8" x 9' (2.95m x 2.74m)

**Bedroom One** 

14' 3" Into Bay x 11' ( 4.34m Into Bay x 3.35m)

**Bedroom Two** 

10' 6" x 10' 1" ( 3.20m x 3.07m )

**Bedroom Three** 

14' 2" x 6' 6" ( 4.32m x 1.98m )

**Bedroom Four** 

7' 1" x 6' 1" ( 2.16m x 1.85m )

**Family Bathroom** 

8' 6" x 7' 4" ( 2.59m x 2.24m )

















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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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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**EPC Rating: C** 

Tenure: Freehold





<sup>1.</sup> MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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