



**Gainsborough Road, Great Barr Birmingham B42 1NA**

**welcome to**

## **Gainsborough Road, Great Barr Birmingham**

\*\*\*DETACHED\*\*\*FOUR BEDROOMS\*\*\*GARAGE\*\*\*BAR\*\*\*GAMES ROOM\*\*\*FITTED WARDROBES\*\*\*LARGE KITCHEN ISLAND\*\*\*INTEGRATED KITCHEN APPLIANCES\*\*\*TWO BATHROOMS\*\*\*CENTRAL HEATING\*\*\*DOUBLE GLAZING

##Invalid Field Name##

### **Agent Note**

Council Tax Band E

### **Approach**

Blocked paved drive with plenty of space for cars, door into

### **Porch**

Large porch with double glazed windows, half brick, wooden floor, door into

### **Entrance Hall**

Wooden floor

### **Lounge**

17' 10" x 16' 8" ( 5.44m x 5.08m )

Double glazed windows to front of property, converted garage, wooden flooring, spot lights ceiling light point, radiator

### **Dining Room**

23' 10" x 11' 8" ( 7.26m x 3.56m )

Double glazed window to front of property, wooden flooring, spot lights, ceiling light points, radiator

### **Reception Room Three**

19' 3" x 15' 8" ( 5.87m x 4.78m )

Double glazed window, media wall, wooden flooring, spot lights, ceiling light points, radiator

### **Kitchen**

Double glazed double doors to rear, tiled flooring, large island, a range of wall and base units, Integrated cooker, microwave, hot plate, grill and washer / dryer, spot lights, ceiling light points, radiator

### **Conservatory**

13' 2" x 11' ( 4.01m x 3.35m )

Wooden flooring, wall lights

### **Downstairs Wet Room**

Shower, WC, sink with vanity, ceiling light point, heated towel rail, tiled walls and floor





### **Bedroom One**

12' 1" x 11' 2" ( 3.68m x 3.40m )  
Double glazed windows to front of property,  
wooden flooring, fitted wardrobes

### **Ensuite**

Tiled walls and floors, shower, WC, sink with vanity,  
ceiling light point

### **Bedroom Two**

12' 2" x 10' 6" ( 3.71m x 3.20m )  
Double glazed windows to front of property,  
wooden flooring, built in wardrobes, radiator, ceiling  
light point

### **Bedroom Three**

9' 1" x 8' 9" ( 2.77m x 2.67m )  
Double glazed window to rear, wooden flooring,  
built in wardrobes, radiator, ceiling light point

### **Bedroom Four**

9' 1" x 8' ( 2.77m x 2.44m )  
Double glazed window to rear, wooden flooring,  
fitted wardrobes, ceiling light point, radiator

### **Bathroom**

Double glazed window to rear of the property, tiled  
flooring and tiled walls. shower over the bath, WC,  
Sink with vanity unit, heated towel rail

### **Rear Garden**

Decking area with grass lawn, gravel and trees,  
Large garage with double glazed windows into the  
garden, rear access.

### **Garage**

Large brick garage, double glazed windows into the  
garden, games room with bar, carpeted spot lights ,  
guest WC with sink, radiator



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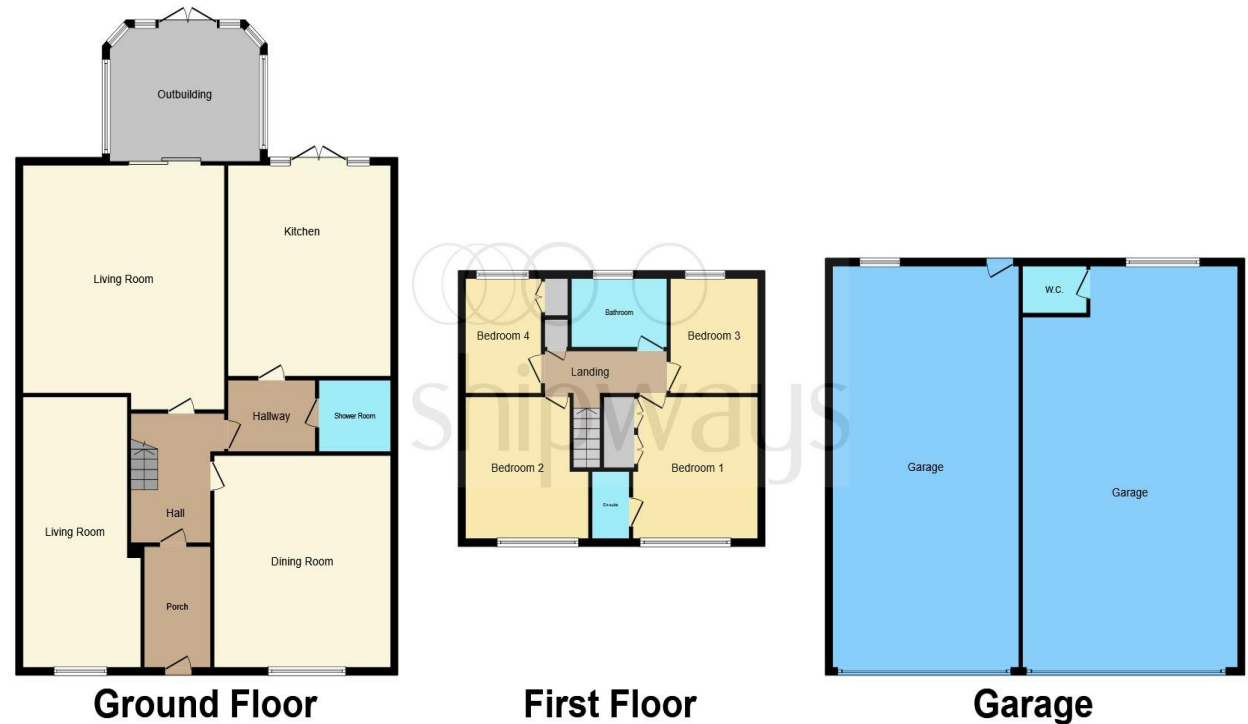
welcome to

## Gainsborough Road, Great Barr Birmingham

- DETACHED
- FOUR BEDROOMS
- GARAGE
- BAR
- GAMES ROOM

Tenure: Freehold EPC Rating: C

**£600,000**



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](http://www.focalagent.com)

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Property Ref:  
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