



Birmingham Road, Great Barr BIRMINGHAM B43 7AE

welcome to

Birmingham Road, Great Barr BIRMINGHAM

Spacious SIX BEDROOM home in Great Barr with a large driveway, modern OPEN-PLAN living, underfloor heating, and an integrated kitchen. Includes TWO BATHROOMS AND ONE SHOWER ROOM, a converted loft, and a low-maintenance rear garden with a wooden shed.

Agent Note

Council Tax Band D

Approach

Entrance Hall

Wet Room

Shower, sink, WC, heated towel rail

Guest Wc

Low level WC

Lounge

16' 6" x 12' (5.03m x 3.66m)

Double glazed window to the front of the property, tiled flooring, ceiling light point

Dining Room

19' 7" x 8' 11" (5.97m x 2.72m)

Double glazed window to the front of the property, carpeted, ceiling light point

Kitchen

21' 7" x 17' (6.58m x 5.18m)

Double glazed window and french doors to the rear of the property, Open plan Lounge/diner/kitchen, tiled flooring, spot lights, ceiling light point, a range of wall and floor cabinets with a roll top worksurface, integrated double cooker with 5 point gas hob, integrated fridge/freezer, island, sink and drain

Utiltiy Room

10' 5" x 8' 10" (3.17m x 2.69m)

Double glazed window to the rear of the property, sink and drain, wall mounted boiler, tiled flooring, ceiling light point, space for washer and dryer.





Bedroom One

10' 8" x 8' 11" (3.25m x 2.72m)
Double glazed window to the rear of the property
carpeted, ceiling light point, radiator

Bedroom Two

10' 8" x 8' 11" (3.25m x 2.72m)
Double glazed window to the rear of the property,
carpeted, ceiling light point, radiator

Bedroom Three

12' x 11' 2" (3.66m x 3.40m)
Double glazed window to the front of the property,
carpeted, ceiling light point, radiator

Bedroom Four

12' 2" x 10' (3.71m x 3.05m)
Double glazed window to the rear of the property,
carpeted, radiator, ceiling light point

Bathroom

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

Second Floor

Bedroom Five

17' 4" x 9' (5.28m x 2.74m)
Sky light, double glazed window to the rear,
carpeted, radiator, ceiling light point

Bedroom Six

17' 2" x 12' 3" (5.23m x 3.73m)
Double glazed to rear of the property, carpeted,
radiator, ceiling light point

Bathroom

Double glazed window to the rear of the property,
shower over the bath, sink and vanity unit, WC, tiled
flooring, spots, heated towel rail

Rear Garden

Artificial grass, wooden shed, wooden shelter, lawn
area



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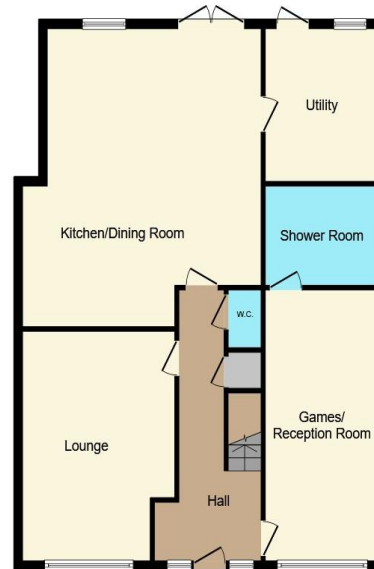
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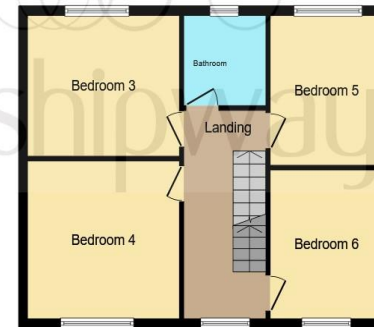
- SIX BEDROOM
- FREEHOLD
- LARGE DRIVE WAY
- UNDER FLOOR HEATING
- INTEGRATED MODERN KITCHEN

Tenure: Freehold EPC Rating: C

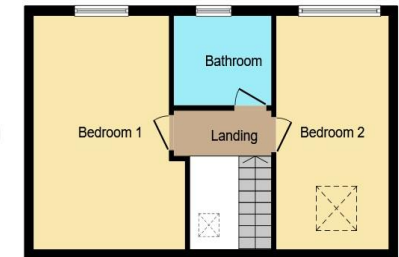
£500,000



Ground Floor



First Floor



Second Floor

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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Property Ref:
GRB111565 - 0002

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