









## welcome to

# **Greenfield Road, Great Barr Birmingham**

A spacious three-bedroom semi-detached home in the sought-after Hamstead area of Great Barr, featuring two reception rooms, a separate kitchen, lean-to with guest WC, modern shower room, driveway, and a well-maintained rear garden. In need of modernisation, offering excellent potential.

## **Agent Note**

The Council Tax Band is B.

## **Approach**

Block paved driveway

#### **Entrance Hall**

Carpet, central heating, ceiling light point, double glazed window to the side.

#### Lounge

14' 3" x 12' 6" ( 4.34m x 3.81m )
Carpet, ceiling light point, gas fire, double glazed window to the front, central heating.

#### Kitchen

9' 9" x 9' 4" ( 2.97m x 2.84m ) Double glazed window to the rear, tiled floor, ceiling light point, sink, wall and floor cupboards, integrated double oven, gas hob, space for washing machine.

## **Utility Room**

Lean to with brick, two built storage's, wc.

## Landing

Double glazed window to the side, carpet, ceiling light point, loft access, cupboard.

#### **Bedroom One**

10' 6" x 10' 7" ( 3.20m x 3.23m )
Double glazed window to the front, cupboard, central heating, carpet, ceiling light point.

#### **Bedroom Two**

13' 1" x 9' 10" ( 3.99m x 3.00m ) Double glazed window to the rear, central heating, ceiling light point, carpet, cupboard.







### **Bedroom Three**

7' 6" x 10' 1" (  $2.29m \times 3.07m$  ) Double glazed window to the front, central heating, carpet, ceiling light point, cupboard over stairs.

## **Bathroom**

Double glazed window to the rear, shower, wc, sink, heated towel rail, spotlights, tiled walls.

## **Rear Garden**

Slabbed, lawn, shrubbery private not overlooked.







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# **Greenfield Road, Great Barr Birmingham**

- THREE BEDROOM
- SEMI DETACHED
- SOUGHT AFTER AREA
- GREAT LINKS TO SCHOOLS
- GREAT POTENTIAL

Tenure: Freehold EPC Rating: E

Council Tax Band: B

offers in excess of

£230,000



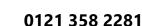
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