



51 Sandringham Road, Great Barr  
Birmingham, B42 1PU

£200,000

# Great Barr

£200,000



Set in a popular location, this well presented three bedroom semi detached home and is the perfect first step onto the property ladder or a great investment opportunity. Set behind a front driveway, the property comprises of a welcoming reception hall with a door leading into the through lounge / dining room which has a bay window to the front and patio doors out into the garden. The kitchen has been opened up into the side entry creating a great open and bright space with has some fitted units including an integrated hob and oven, a useful pantry and additional space used as a utility area. Upstairs the main bedroom is a good sized double room with a window to the rear with the second room being another good sized double with a bay window to the front. The third room is a single room with a window to the front and the bathroom has a white suite consisting of a bath with shower over, WC, wash basin and a window to the rear. Outside the rear garden is a great size with a patio area perfect for garden furniture leading into the lawn. This well presented, double glazed and centrally heated home must be viewed to appreciate the space on offer.





## Property Specification

THREE BEDROOMS  
SEMI DETACHED  
GREAT FIRST TIME BUYER HOME  
PERFECT INVESTMENT OPPORTUNITY  
DRIVEWAY

### Porch

Through Lounge / Dining Room 7.14m (23'5") into bay x 2.88m (9'5")

Reception Hall 3.40m (11'2") x 1.55m (5'1")

Kitchen 2.87m (9'5") max x 2.72m (8'11") max

Storage / Pantry 3.07m (10'1") x 0.90m (2'11")

Utility Area 2.68m (8'10") x 1.07m (3'6")

Bedroom 2 3.25m (10'8") into bay x 2.71m (8'11")

Bedroom 3 1.89m (6'2") x 1.55m (5'1")

Bedroom 1 3.72m (12'2") x 3.09m (10'2") max

Bathroom 1.95m (6'5") x 1.55m (5'1")

Landing

### Agent's Note:

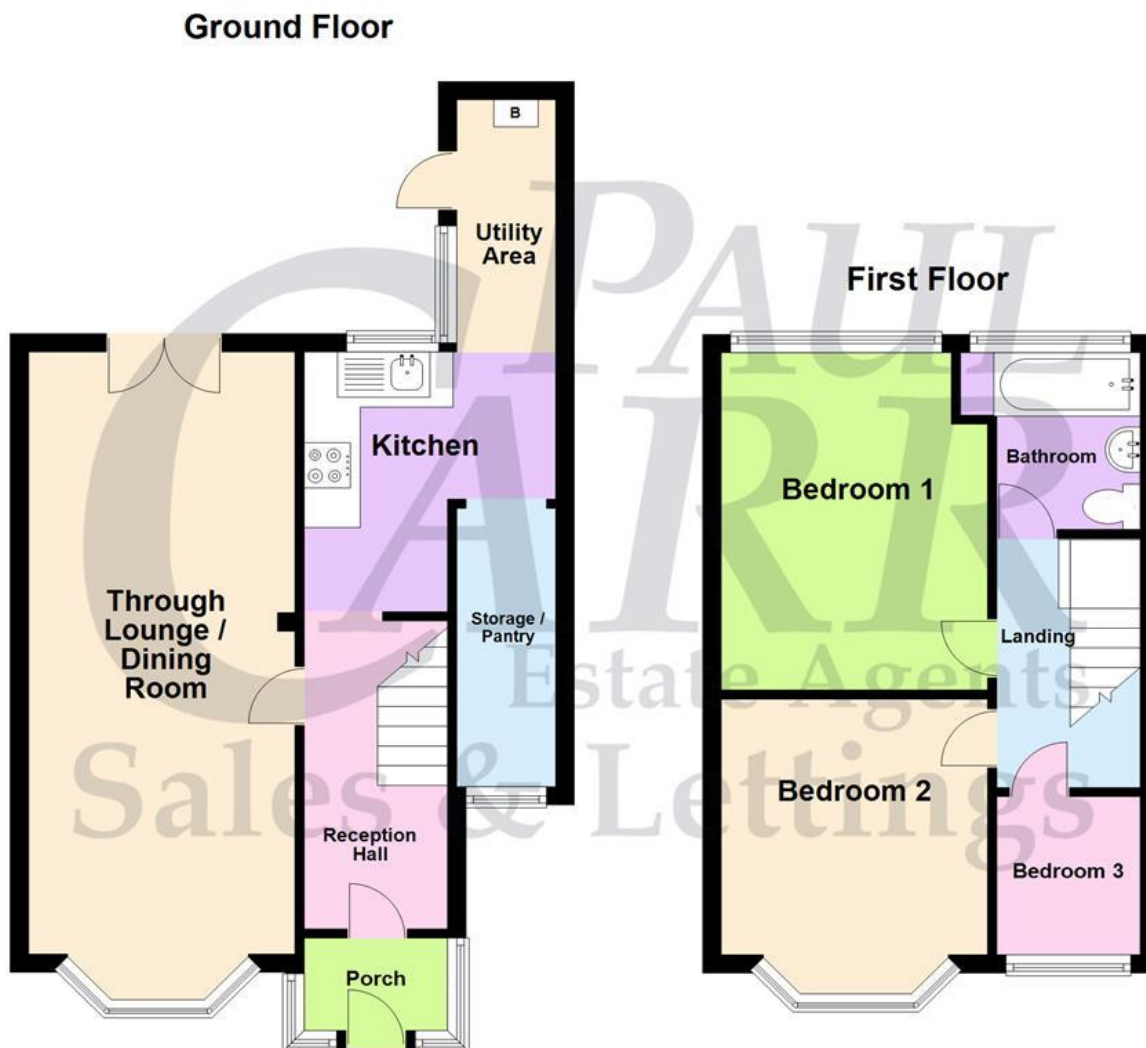
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Came on the market: 3rd December 2024

### Viewer's Note:

Services connected: Gas central heating  
Council tax band: B  
Tenure: Freehold years remaining, lease from  
Ground Rent: £0  
Service Charge: £0

# Floor Plan

*This floor plan is not drawn to scale and is for illustration purposes only*



## Energy Efficiency Rating

**New  
Instruction  
Awaiting  
E.P.C.**

## Map Location

