



Sandwood Drive, Great Barr
Birmingham, B44 8SD

Offers Over £240,000

Great Barr

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A lovely, immaculately presented three bedroom semi detached family home, located in this highly popular and sought after road and with the added benefit of attractive flush frame double glazing.

This stylish, well-proportioned property is set behind a block paved driveway and a recessed porch leads to the reception hall with stairs off whilst the lounge has a bay window to the front and a feature wall mounted fire. The kitchen is well fitted and has a range of units with a built-in oven and hob, spaces for a washing machine and fridge freezer, window to the rear and doors to the gated side entrance and the dining room which has space for a table and chairs and double doors out to the impressive garden.

On the first floor there are three bedrooms, the master is a double with a bay window to the front and a range of fitted wardrobes, the second bedroom is also a double with a window to the rear whilst the third bedroom is a single with a window to the front. The luxuriously appointed shower room has a white suite with a separate shower cubicle, part wall tiling and a window to the rear.

Outside the landscaped garden is a particular feature of this desirable home with feature central artificial grass and paving surround and viewing of this centrally heated and double-glazed home is essential.



Property Specification

IMACULATELY PRESENTED
THREE BEDROOMS
SEMI DETACHED
FAMILY HOME
HIGHLY POPULAR LOCATION



Lounge
4.32m (14'2") x 3.26m (10'8")

Dining Room
2.88m (9'6") x 2.71m (8'11")

Kitchen
2.88m (9'6") x 2.26m (7'5")

Bedroom 1
4.48m (14'8") into bay x 3.02m (9'11")

Bedroom 2
3.65m (12') x 3.33m (10'11")

Bedroom 3
2.08m (6'10") x 1.99m (6'6")

Shower Room
2.28m (7'6") x 1.67m (5'6")



Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 19th February 2024

Viewer's Note:

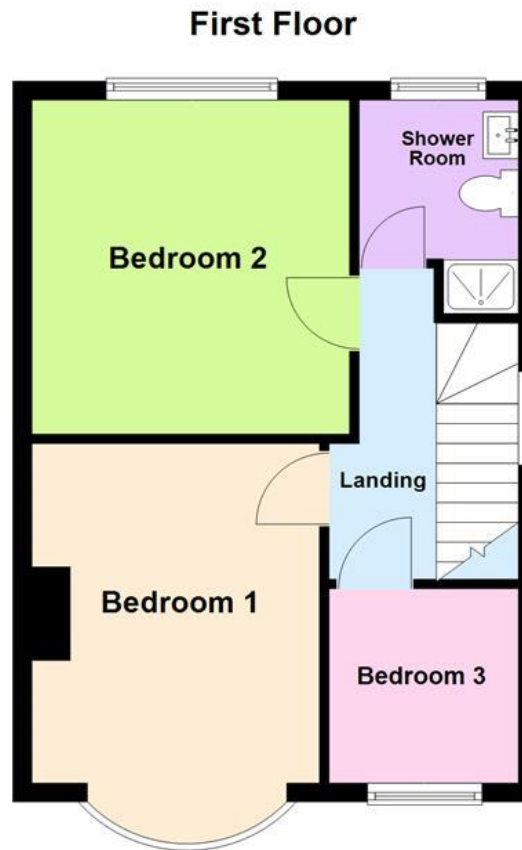
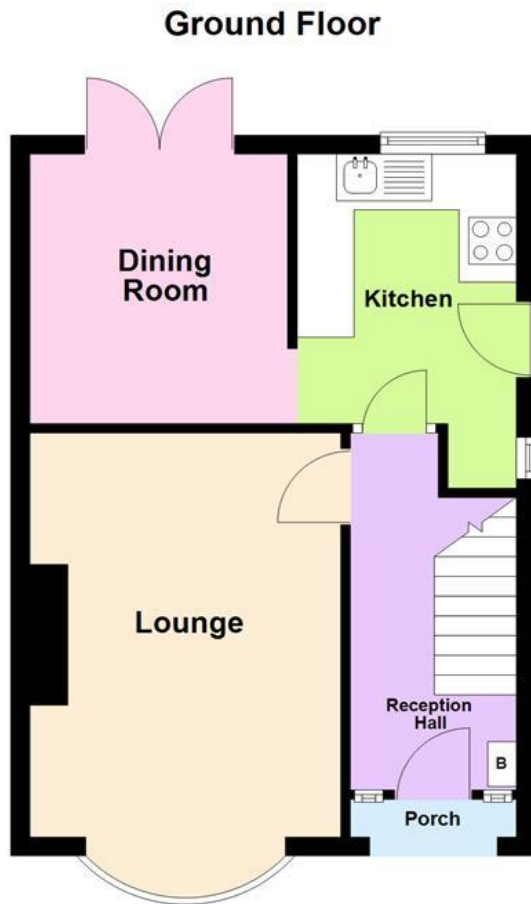
Services connected: Gas Electric Water Drainage

Council tax band: C

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Map Location

