



Blakeland Road, Great Barr
Birmingham, B44 8AU

Offers Over £270,000

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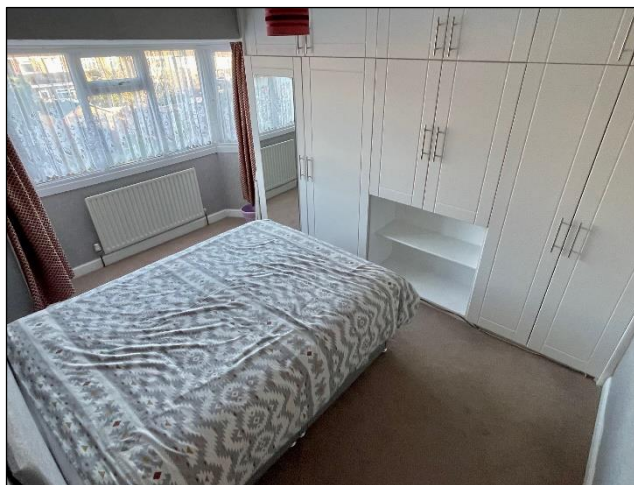
An exciting opportunity to buy this substantially extended, four bedroom semi detached family home with the fourth bedroom in the loft and situated in this highly popular road, just a short walk from Greenholm primary school.

Set behind a block paved driveway, the property is accessed via a reception hall with stairs off and a side extension provides space for a tumble drier and a door leads to the separate WC. The lounge has a feature fireplace with a bay window to the front and double doors lead to the dining room which has a bay window with patio doors to the garden. The extended kitchen is well fitted and is ideal for modern family life with a breakfast bar, ample units with a built in oven, hob, extractor and microwave, integrated dishwasher, spaces for a washing machine and fridge freezer, there is a skylight and a window and door to the garden. On the first floor there are three bedrooms, the master is a double with a bay window to the front and fitted wardrobes to one wall, the second bedroom is also a double with a bay window to the rear with fitted wardrobes to one wall whilst the third bedroom is a single with an oriel window to the front. The luxuriously appointed shower room has a white suite with a large walk in shower cubicle, wall tiling and a window to the rear.

On the second floor the loft conversion bedroom has velux windows to the front and rear and offers a variety of uses.

Outside the patio provides space for garden furniture and leads to the lawn with a central path to a further patio and a most delightful garden room, perfect for entertaining or just enjoying a drink to unwind, whilst the rear garage is accessed via the right of way and offers scope to convert.

Viewing of this most desirable, double glazed and centrally heated home is essential.





Property Specification

SUBSTANTIALLY EXTENDED
FOUR BEDROOMS
SEMI DETACHED
LOFT CONVERSION
GARDEN ROOM

Lounge
5.17m (16'11") max x 3.66m (12')

Extended Kitchen
5.08m (16'8") max x 2.81m (9'3")

Lounge
4.47m (14'8") into bay x 3.35m (11')

Dining Room
4.10m (13'5") into bay x 3.35m (11')

Bedroom 1
4.65m (15'3") into bay x 3.09m (10'2")

Bedroom 2
4.26m (14') into bay x 3.25m (10'8")

Bedroom 3
2.13m (7') x 2.03m (6'8")

Shower Room
2.45m (8'1") x 1.81m (5'11")

Bedroom 4
4.01m (13'2") max x 3.73m (12'3") max

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: 8th March 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		
(69-80)	C	70	80
(55-68)	D		
(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

