



Thorncliffe Road, Great Barr  
Birmingham, B44 9DB

**£250,000**

# Great Barr

£250,000



Set in a sought after road in Great Barr, this extended, beautifully presented semi detached property is the perfect family home.

Set behind a front driveway with the added benefit of an EV Charging point, the property comprises of a welcoming reception hall with stairs off and access into the guest WC. The dining room is open into the lounge creating a great space for modern family life with a bay window to the front, feature fireplace and sliding doors into the sun room with patio doors out into the garden. The well presented modern kitchen has a range of units, including an integrated hob and oven, a space for a fridge freezer, a window to the rear and a door leads into the utility area to the side.

Upstairs the immaculate decoration continues, with the main bedroom being a good sized double with a bay window to the front, whilst the second room has had some room pinched to allow the staircase to the loft is still a good size with a window to the rear. The third bedroom is another good size with a window to the front, with the modern bathroom having both a separate shower cubicle and bath, WC, wash basin and a window to the rear. The loft has been boarded and is now a fantastic useful loft space, with storage cupboards either side and a Velux window to the side and the rear providing great views.

Outside the rear garden has a patio area perfect for garden furniture leading into the lawn with access to the rear shed housing a log burner and the rear the garage which can be accessed via the gated rear right of way.

This immaculately presented, double glazed and centrally heated home must be viewed before it is too late!





## Property Specification

IMMACULATLY PRESENTED  
THREE BEDROOMS  
SEMI DETACHED  
FRONT DRIVEWAY  
EXTENDED

Reception Hall  
2.28m (7'6") x 1.80m (5'11")

Lounge  
3.58m (11'9") x 3.19m (10'6")

Dining Room  
4.25m (13'11") into bay x 3.19m (10'6")

Extended Kitchen  
4.36m (14'4") x 1.80m (5'11")

Utility Area  
9.47m (31'1") max x 1.36m (4'6")

Bedroom 1  
3.61m (11'10") x 3.19m (10'6")

Bedroom 2  
3.21m (10'6") x 2.60m (8'6")

Bedroom 3  
2.43m (8') x 1.78m (5'10")

Bathroom  
2.54m (8'4") x 1.83m (6')

Useful Loft Room  
3.20m (10'6") x 2.95m (9'8")

### 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

Services connected: Gas Electric Water Drainage

Council tax band: B

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)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

# Map Location

