



Kings Road, Great Barr
Birmingham, B44 9HN

Offers Over £200,000

Great Barr

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Welcoming to the market this well presented three bedroom semi-detached home located on Kings Road, situated close to good local schools, shops, amenities and offered to the market with no onward chain.

Approached via a pathway alongside the front garden and entered through the front door. Upon entry you are welcomed by a hallway giving you access to a front lounge with a bay window. The kitchen/dining room offers an array of wall and base units, plenty of countertop space, sink unit with side drainer, electric hob and oven and space for suitable fitted appliances. Heading upstairs you are presented with three bedrooms, two of which are well-sized doubles and then a smaller single third bedroom. The family shower rooms consists of a walk-in shower, hand wash unit and WC.

Externally, the home has a good sized private rear garden with a paved patio, lawned area and fencing to the perimeter. Viewing this home is highly recommended.





Property Specification

THREE BEDROOM SEMI DETACHED
NO ONWARD CHAIN
KITCHEN/DINING ROOM
FAMILY BATHROOM
POPULAR RESIDENTIAL LOCATION

Lounge
4.51m (14'10") x 3.07m (10'1")

Kitchen/Dining Room
5.17m (17') x 4.17m (13'8")

Bedroom 1
4.60m (15'1") x 3.07m (10'1")

Bedroom 2
4.12m (13'6") x 3.07m (10'1")

Bedroom 3
2.50m (8'2") x 2.00m (6'7")

Shower Room
2.61m (8'7") x 2.00m (6'7")

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: 27th March 2025

Viewer's Note:

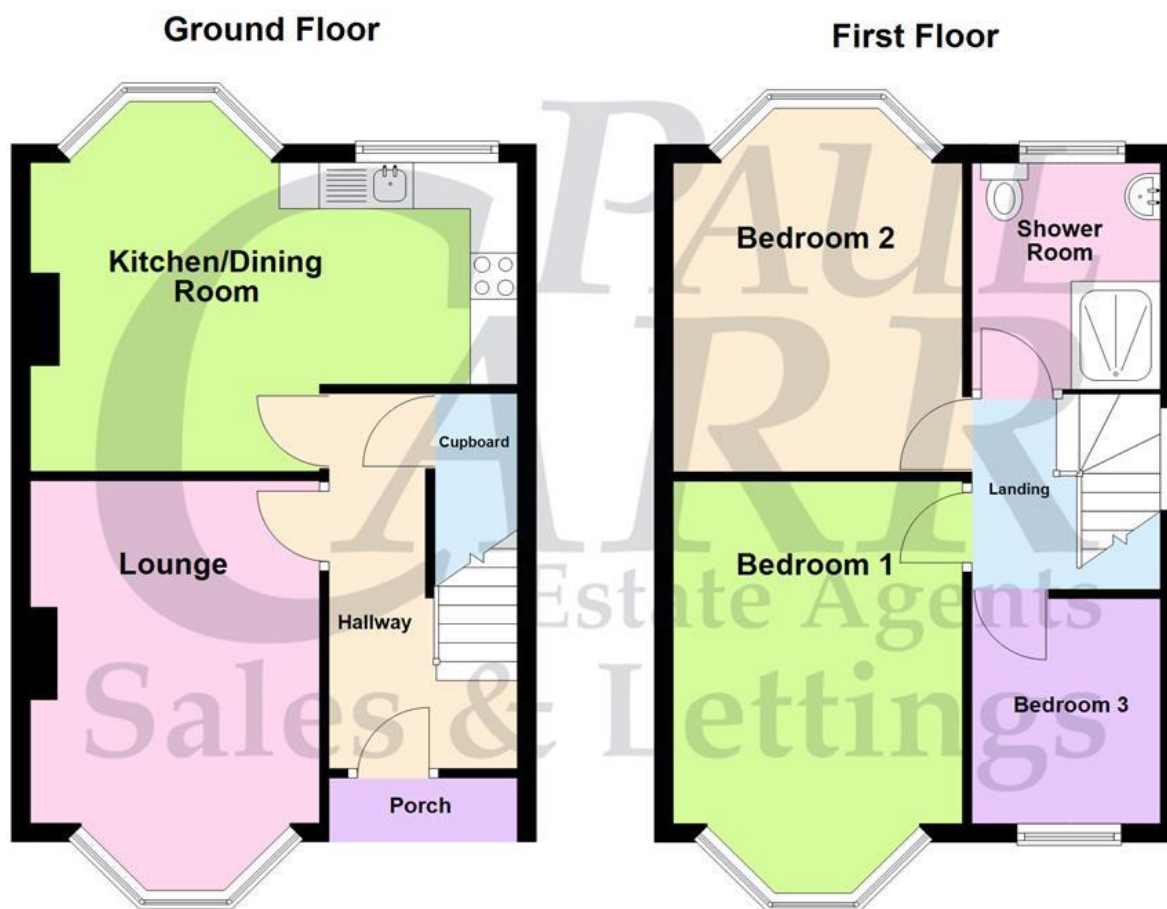
Services connected: Gas Electric Water Drainage

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

