



Anstey Road, Great Barr,
Birmingham, B44 8AJ

Offers Over £260,000

Great Barr

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Welcoming to the market this well presented three bedroom semi detached home located on the popular Anstey Road.

Situated close to good local schools, shops, and amenities and is perfect for first time buyers. Approached via a paved driveway suitable for one vehicle and entered through the front door. Upon entry you are welcomed by the inviting hallway, this gives access to the good size dual aspect lounge/dining room. The extended kitchen offers an array of wall and base units, plenty of countertop space, sink unit with side drainer, gas hob, oven and integrated fridge freezer. Heading upstairs you are presented with three bedrooms, two of which are good sized doubles with built-in wardrobes, and then a smaller third bedroom. The family shower room consists of a corner shower cubicle, hand wash unit and WC.

Externally, the home has a low maintenance rear garden with a paved patio, artificial grass and a garage to the rear. Viewing this home is highly recommended.





Property Specification

THREE BEDROOM SEMI DETACHED
EXTENDED KITCHEN
DRIVEWAY
BEAUTIFULLY PRESENTED
LOW MAINTENANCE REAR GARDEN

Lounge/Dining Room
9.12m (29'11") x 3.50m (11'6")

Extended Kitchen
6.13m (20'1") x 3.56m (11'8")

Bedroom 1
4.39m (14'5") x 3.50m (11'6")

Bedroom 2
4.68m (15'4") x 3.00m (9'10")

Bedroom 3
2.60m (8'6") x 2.21m (7'3")

Shower Room
2.50m (8'2") x 1.70m (5'7")

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:

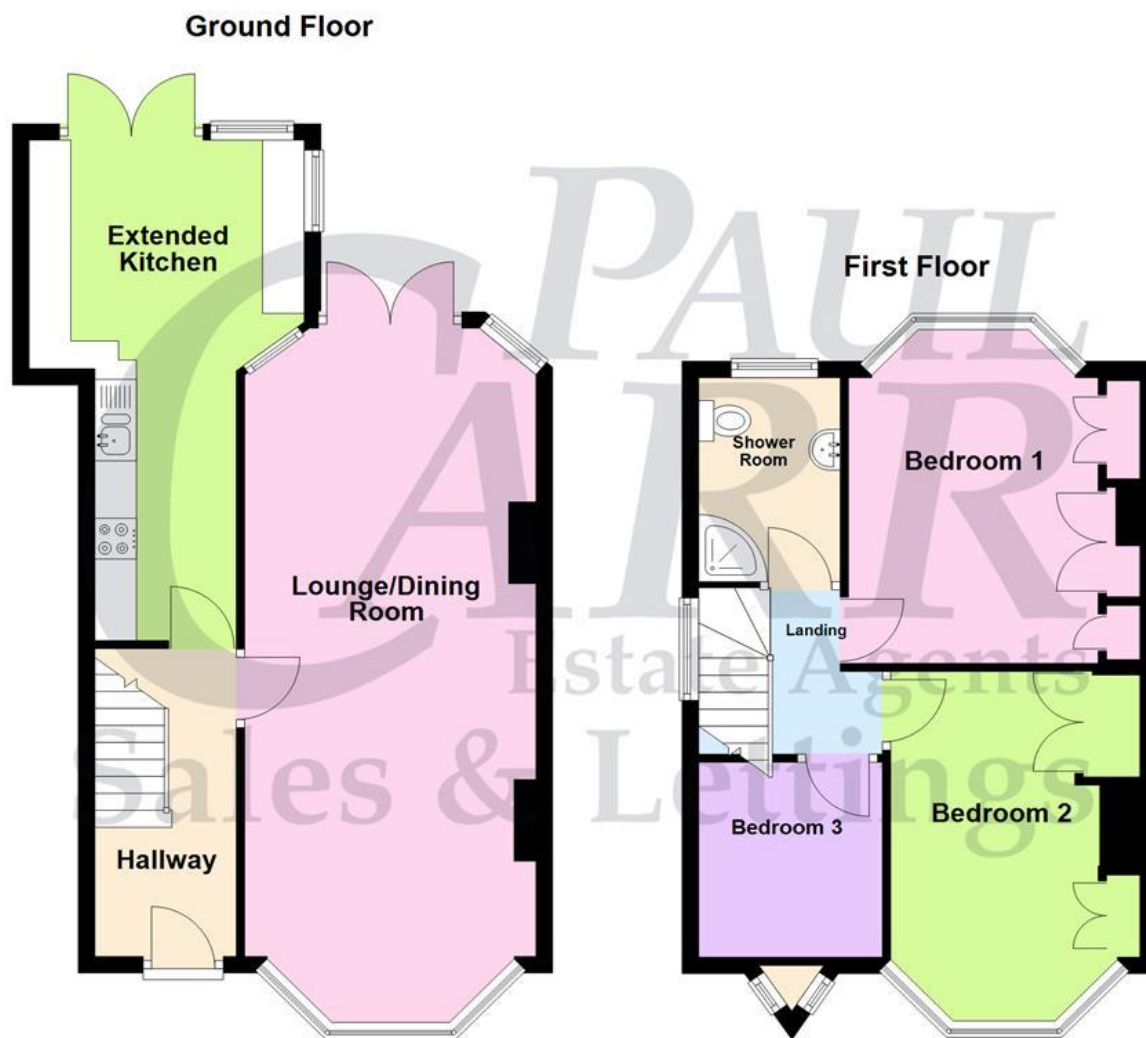
Services connected: Gas Electric Water Drainage

Council tax band: C

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		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

