



Anstey Road, Great Barr  
Birmingham, B44 8AW

**Offers Over £280,000**



# Great Barr

Offers Over £280,000



An absolutely stunning, extended three bedroom traditional semi detached family home located in this highly popular road, close to Greenholm Primary School.

Set behind a block paved driveway, the spacious property is accessed via a welcoming reception hall which has stairs off with feature LED lighting and glass balustrades and a useful understairs storage cupboard. The lounge / dining room is an excellent size with a bay window to the front, ample space for settee's as well as a dining room table and chairs. Double doors lead to the well fitted kitchen extension which has a quality feel and has been well thought out to maximise the space. There is a comprehensive range of units, built in oven, hob and microwave oven, integrated washing machine, tumble drier, fridge, freezer and slimline dishwasher, there is a window to the rear and a door to the garden.

On the first floor there are three bedrooms, the master is a double with a bay window to the front, the second bedroom is also a double with a window to the rear whilst the third bedroom is a single in size and has a window to the front. The well appointed and luxurious bathroom has a white suite with a shower over the bath, fitted furniture housing the wash basin and concealed cistern, wall and floor tiling and a window to the rear.

Outside the landscaped rear garden has timber decking, there are flower borders to both sides and a lovely wooden summerhouse at the bottom of the garden and this double/triple glazed and centrally heated home must be viewed.







## Property Specification

THREE BEDROOMS  
TRADITIONAL SEMI DETACHED  
HIGHLY POPULAR LOCATION  
EXTENDED KITCHEN  
SUMMER HOUSE

Reception Hall  
6.50m (21'4") x 1.82m (6')

Lounge / Dining Room  
7.05m (23'2") into bay x 3.19m (10'6") max

Kitchen Extension  
4.66m (15'3") x 2.66m (8'9")

Bedroom 1  
4.00m (13'1") into bay x 3.04m (10')

Bedroom 2  
3.23m (10'7") x 3.19m (10'6")

Bedroom 3  
2.32m (7'7") x 1.99m (6'6")

Bathroom  
2.14m (7') x 1.73m (5'8")

### 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: 23<sup>rd</sup> April 2025

### Viewer's Note:

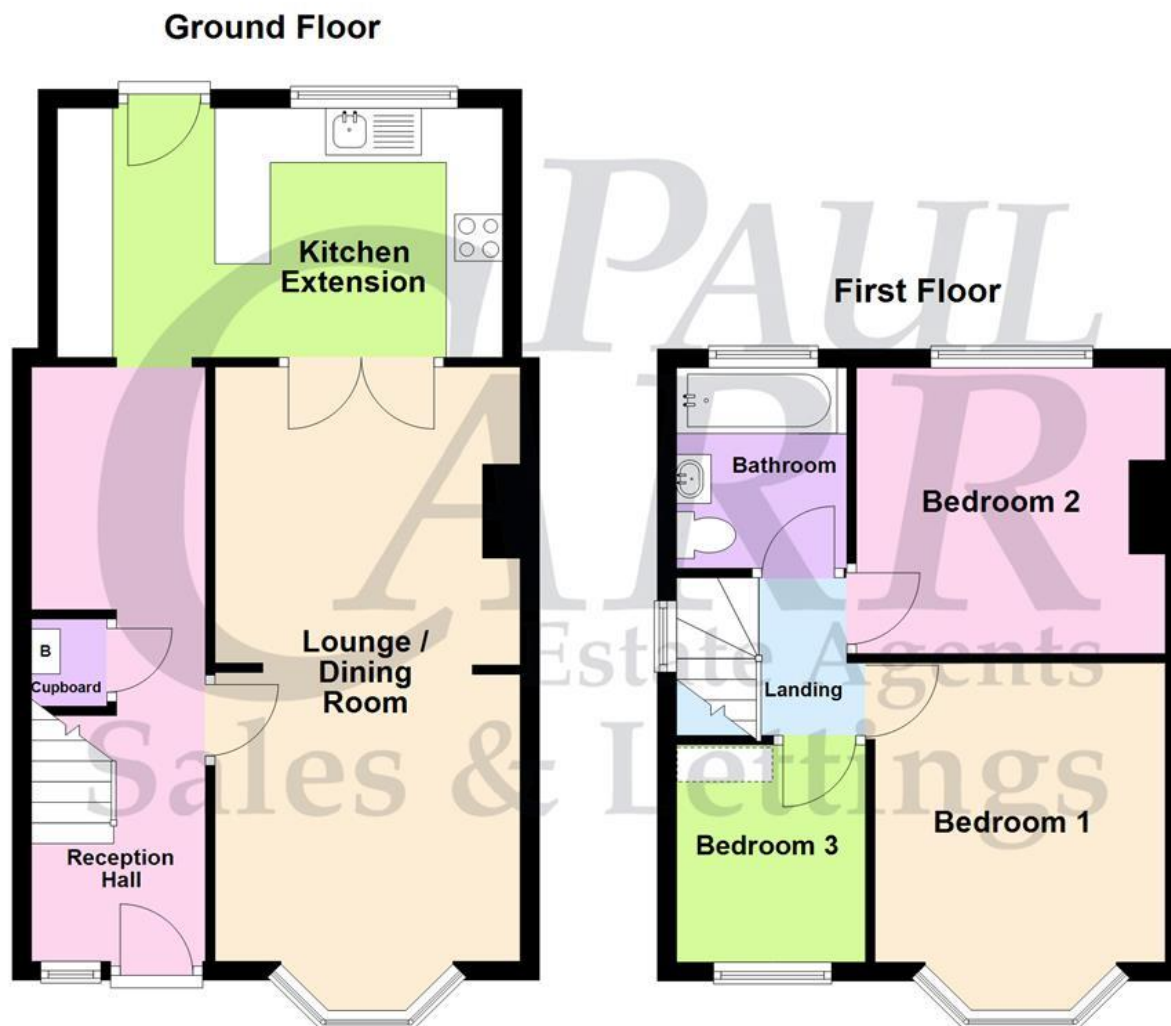
Services connected: Gas Electric Water Drainage

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		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

