



Draft Details Awaiting Vendors Approval

Old Oscott Hill, Great Barr
Birmingham, B44 9SP

Offers Over £300,000

Great Barr

Offers Over £300,000



An individually designed, extended three bedroom detached family home located on this highly popular road and opposite Cardinal Wiseman school.

Set behind an inclined driveway, the property is accessed via a porch which leads to the good size reception hall with stairs off as well as a useful downstairs WC. The spacious lounge is bright and airy with patio doors to the garden, feature fire surround and a door leads to the dining room with a window to the front. The kitchen has a range of fitted units with a built in oven and a window to the rear whilst the large utility area has ample units with spaces for a fridge freezer and washing machine, window and door to the rear garden whilst a door leads to an inner lobby with access to the garage as well as the newly fitted wet room / WC.

On the first floor there are three bedrooms, the master is a double with a window to the rear and fitted wardrobes and drawer units, the second bedroom is also a double with a window to the front whilst the third bedroom is an excellent size and has a window to the front. The large bathroom has a white suite with a corner bath, separate shower, wall tiling with half height border and windows to the side and rear.

Outside the rear garden is a delight with an extensive patio area leading to the lawn with mature shrubs and this double glazed and centrally heated home must be viewed.





Property Specification

DETACHED PROPERTY
THREE BEDROOMS
TWO BATHROOMS
UTILITY ROOM
GARAGE

Lounge
5.45m (17'11") x 3.63m (11'11")

Kitchen
3.51m (11'6") x 2.42m (7'11")

Dining Room
4.83m (15'10") x 2.42m (7'11")

Utility Area
3.68m (12'1") x 2.58m (8'5")

Wet Room
2.62m (8'7") max x 1.70m (5'7")

Bedroom 1
4.32m (14'2") max x 3.36m (11')

Bedroom 2
3.97m (13') x 2.67m (8'9")

Bedroom 3
3.28m (10'9") x 2.48m (8'2")

Bathroom
3.39m (11'1") x 1.75m (5'9")

Garage
4.11m (13'6") max x 3.14m (10'3")

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: 7th July 2025

Viewer's Note:

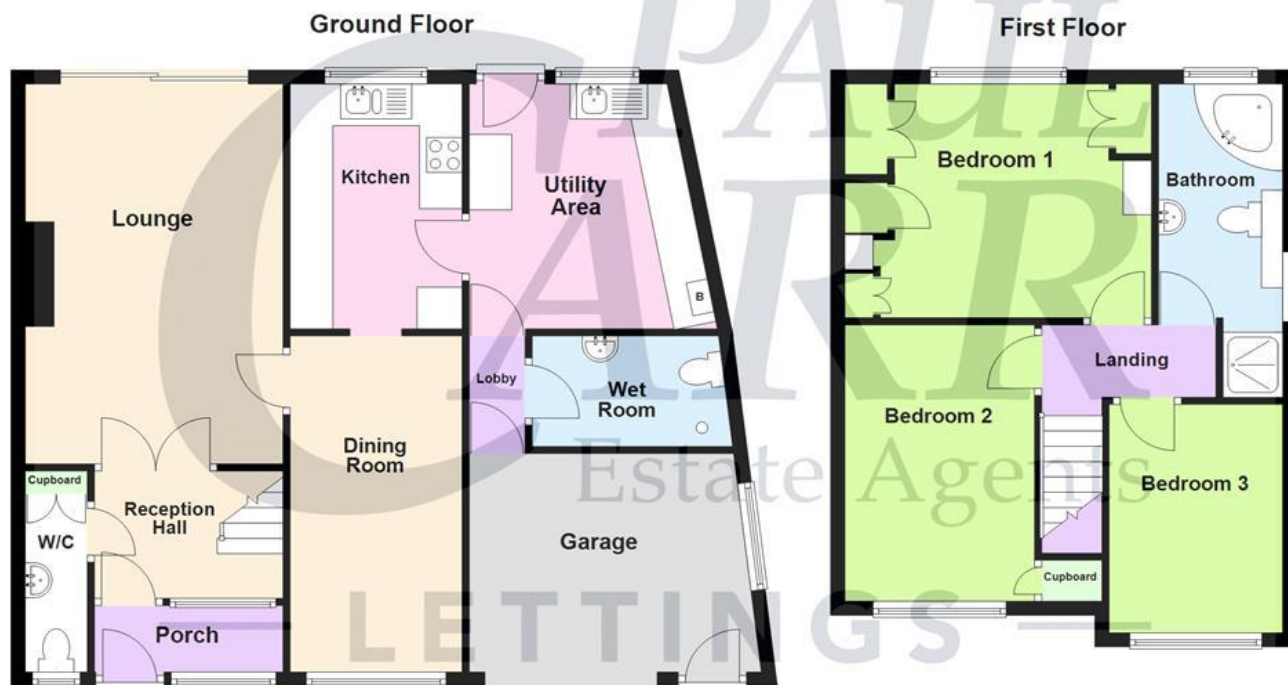
Services connected: Gas Electric Water Drainage

Council tax band: D

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		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

