



Elmbridge Road, Great Barr
Birmingham, B44 8AP

Offers Over £270,000

Great Barr

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Welcoming to the market this well-presented spacious three-bedroom semidetached home located on Elmbridge Road.

Situated close to good local schools, shops, and amenities and it is perfect for first time buyers and upsizers. Approached via a driveway suitable for multiple vehicles and entered through a secure porch. Upon entry you are welcomed by an inviting entrance hall which gives you access to a large front lounge with bay window. The kitchen/dining room offers an array of wall and base units, plenty of countertop space, sink unit with side drainer, gas hob and oven and space for suitable fitted appliances. Completing the ground floor is a useful garage with utility area.

Heading upstairs you are presented with three bedrooms, two of which are large doubles with bay windows and a smaller but still generously sized third bedroom. The family bathroom consists of a bathtub with shower over, hand wash unit and WC. Externally, the home has a private rear garden with a paved patio, lawned area and fencing to the perimeter.

The home is also marketed with no onward chain and viewing is highly recommended.





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: 24th September 2025

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Property Specification

THREE BEDROOM
SPACIOUS SEMI DETACHED
PERFECT FOR FIRST TIME BUYERS
NO UPWARD CHAIN
SIDE GARAGE

Entrance Hall
3.10m (10'2") x 2.00m (6'7")

Lounge
5.41m (17'9") max into bay x 3.30m (10'10")

Kitchen/Dining Room
5.20m (17'1") max x 3.80m (12'6") max

Garage
4.70m (15'5") x 2.20m (7'3")

Utility Area
3.30m (10'10") x 1.68m (5'6")

Bedroom 1
4.47m (14'8") max into bay x 3.30m (10'10")

Bedroom 2
4.13m (13'7") max into bay x 3.30m (10'10")

Bedroom 3
2.48m (8'2") x 2.10m (6'11")

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	63 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

