



Glenmead Road, Great Barr  
Birmingham, B44 8UQ

£260,000



# Great Barr

£260,000



Located on this highly sought after road close to Glenmead Primary School, this delightful three bedroom semi detached is set behind a block paved driveway and also benefits from solar panels as well as an electric car charging port.

A recessed porch has a single glazed door and windows either side leading to the reception hall with stairs off, there is a useful downstairs WC with wash basin and a window to the side and doors lead to the kitchen as well as the lounge / dining room which has a bay window to the front whilst an opening leads to the dining room with double doors to the garden. The fitted kitchen has a range of units with a built in oven and hob, space for a washing machine, door to the side and a window overlooks on the rear garden.

On the first floor there are three bedrooms, the master is a good size 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 with a window to the front. The shower room has a white suite with a large shower cubicle, wall tiling and a window to the rear and there is a useful storage cupboard off the landing which houses the central heating boiler.

Outside a patio area provides ample space for garden furniture and leads to the lawn, there is a gated side entrance as well as a rear garage which is accessed via the rear right of way and this double glazed and centrally heated home must be viewed.







### 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: 11th November 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 BEDROOMS  
 SEMI DETACHED  
 HIGHLY SOUGHT AFTER LOCATION  
 CLOSE TO GLENMEAD PRIMARY SCHOOL  
 BLOCK PAVED DRIVEWAY

**Reception Hall**  
 3.85m (12'7") max x 1.74m (5'9")

**Lounge**  
 5.00m (16'5") into bay x 3.21m (10'6")

**Dining Room**  
 2.85m (9'4") x 2.76m (9'1")

**Kitchen**  
 2.85m (9'4") max x 2.17m (7'2")

**Bedroom 1**  
 4.54m (14'11") into bay x 3.31m (10'10")

**Bedroom 2**  
 3.67m (12') x 3.33m (10'11")

**Bedroom 3**  
 2.18m (7'2") x 1.68m (5'6")

**Shower Room**  
 2.25m (7'5") x 1.67m (5'6")

### Viewer's Note:

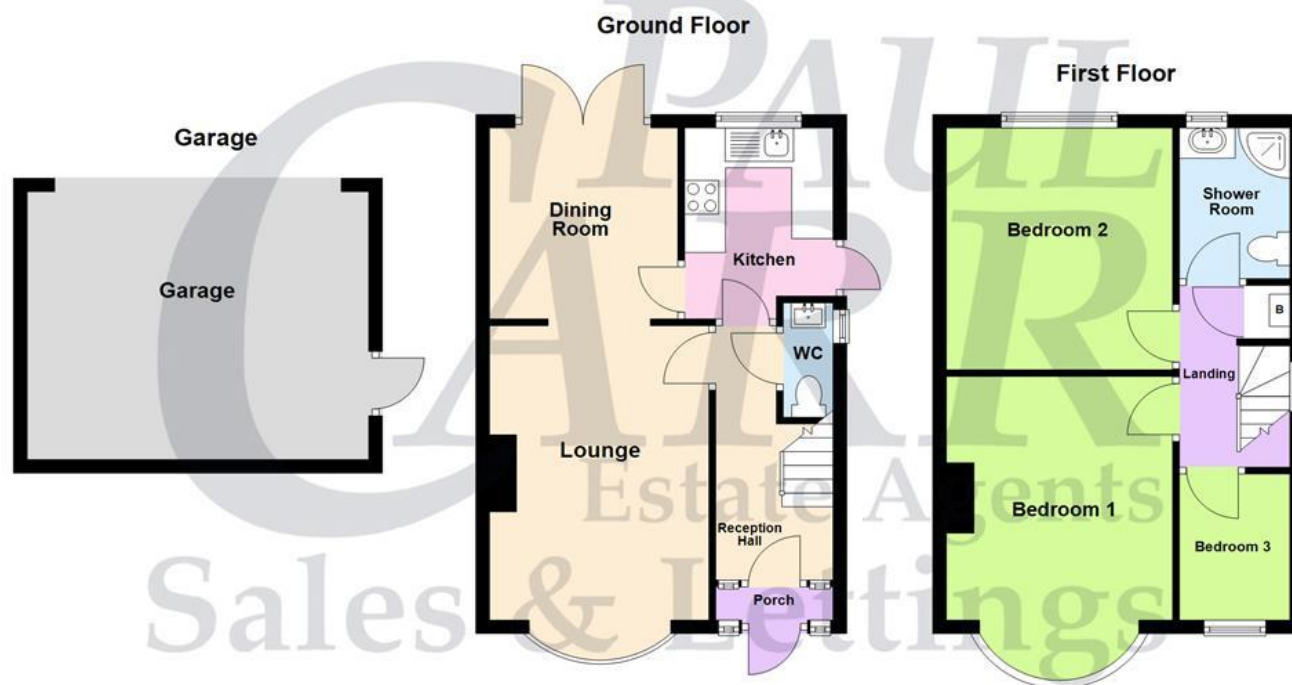
Services connected: Gas Electric Water Drainage

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		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

