



Newton Road, Great Barr  
Birmingham, B43 6JD

**Guide Price £650,000**

***Offered for sale on a sought after road in Great Barr within close distance of local schools, transport links and amenities  
This fantastically extended FIVE bedroom family home boasts a variety of impressive features throughout.***

Approached via a large paved in and out driveway with attractive shrubbery and side access to the rear, the internal accommodation briefly comprises of an entrance porch leading into a bright welcoming hallway with store cupboard.

Off the large hallway is a fantastic spacious family room, providing ample entertainment space throughout, with a feature bay window and separate dining area to the rear with French doors out to the garden. There is a highly impressive kitchen/diner which has been extended to the rear, providing a variety of modern fitted appliances, tastefully designed throughout, with an attractive central island and sky light windows. This space is ideal for any families looking for a spacious open plan kitchen/dining area to be the heart of their home.

Also off the hallway is a conveniently placed contemporary downstairs shower room, with W.C, wash hand basin, and large walk-in shower, as well as a separate utility area and store with access to a ground floor bedroom.

Upstairs off the spacious landing are four double bedrooms, ideal for a family to grow into, and a large bathroom with separate bath and shower. The master bedroom further benefits from a walk-in wardrobe and store area.

Outside is a truly impressive rear garden, with a social patio area and extremely vast lawn with fenced enclosure.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is F payable to Sandwell Council.

Services Connected: mains electricity, gas, water and drainage.

Viewings: Strictly via appointment through our Great Barr Residential Sales Department on 0121 325 1133

or via [Greatbarr@paulcarrestateagents.co.uk](mailto:Greatbarr@paulcarrestateagents.co.uk)



**Porch**  
7' 0" x 2' 9" (2.13m x 0.84m)

**Hallway**  
18' 0" x 8' 2" (5.49m x 2.49m)

**Lounge/Family Room**  
25' 2" x 15' 10" (7.67m x 4.82m max, 3.60 min)

**Dining Room**  
10' 5" x 9' 10" (3.17m x 2.99m max, 2.00 min)

**Kitchen/Diner**  
18' 5" x 16' 9" (5.62m x 5.10m)

**Ground Floor Bedroom**  
11' 10" x 9' 7" (3.61m x 2.91m)

**Utility Area/Store**  
9' 7" x 5' 3" (2.92m x 1.60m)

**Downstairs Shower Room**  
9' 9" x 4' 2" (2.97m x 1.27m)

**Bedroom One**  
13' 5" x 11' 10" (4.09m x 3.61m)

**Bedroom Two**  
12' 11" x 9' 10" (3.94m x 3.00m)

**Bedroom Three**  
11' 10" x 9' 11" (3.60m x 3.01m)

**Bedroom Four**  
9' 3" x 8' 3" (2.81m x 2.51m)

**Bathroom**  
12' 5" x 9' 9" (3.78m max, 2.42 min x 2.98m)





# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

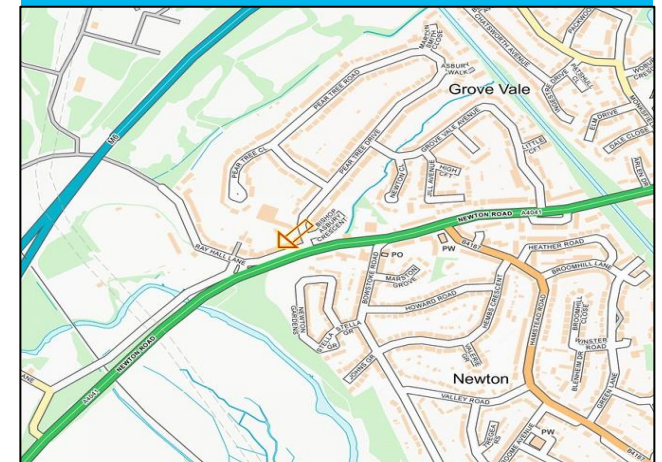


## Energy Performance Rating

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Map Location







### ***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: 8th January 2024