



Hall End Road, Great Barr
Birmingham, B42 2BF

£280,000

Great Barr

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Welcoming to the market, an immaculate home located on Hall End Road. Situated on the popular Fore-Meadows Estate you are within close distance of local amenities, shops, and schooling for all ages.

This home is approached via a paved pathway leading to the front door and entering into an inviting hallway. This hallway gives access to the modern kitchen which offers an array of wall and base units, rolled edge countertop, gas oven and hob, sink unit with side drainer and space for freestanding appliances. The lounge is great sized room with attractive wooden flooring and finished in a neutral décor. There is also a useful ground floor guests w.c.

Heading upstairs to the first floor you are presented with three double bedrooms. The main bedroom has built in wardrobes and ensuite shower room with a W.C. The family bathroom consists of a bathtub with shower over, hand wash unit and a W.C.

Externally, the home also has a lovely lawned garden and a patio with seating to the rear.

Completing this property is a double tandem driveway suitable for multiple vehicles.

Viewing this home is highly recommended.





Property Specification

THREE BEDROOM SEMI DETACHED
IMMACULATE HOME
EN-SUITE
LARGE GARDEN
DOUBLE TANDEM DRIVEWAY

Kitchen
11' 3" x 10' 1" (3.43m x 3.08m)

Lounge
15' 6" x 14' 11" (4.72m x 4.55m)

W.C
3' 3" x 6' 7" (1m x 2m)

Bedroom One
13' 11" x 12' 0" (4.25m x 3.65m)

Bedroom Two
8' 11" x 8' 8" (2.73m x 2.63m)

Bedroom Three
14' 11" x 6' 7" (4.55m x 2m)

Bathroom
6' 11" x 6' 0" (2.1m x 1.84m)

En-suite
5' 9" x 6' 0" (1.74m x 1.84m)

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:

Viewer's Note:

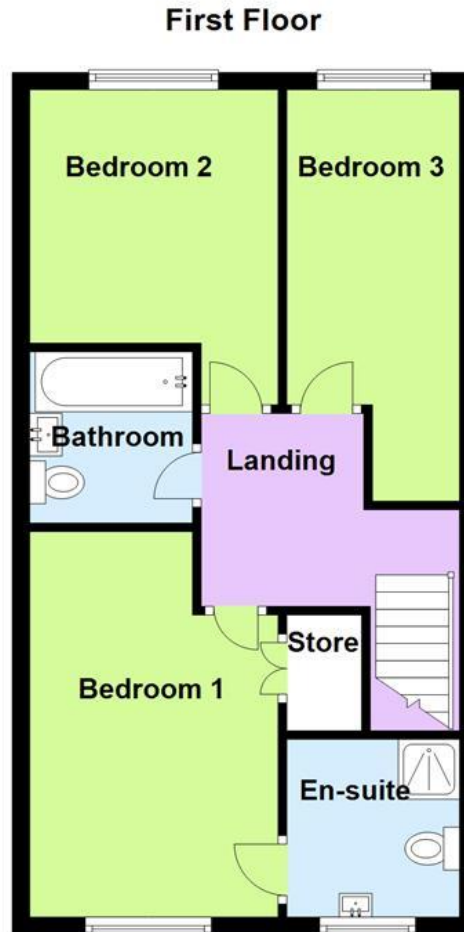
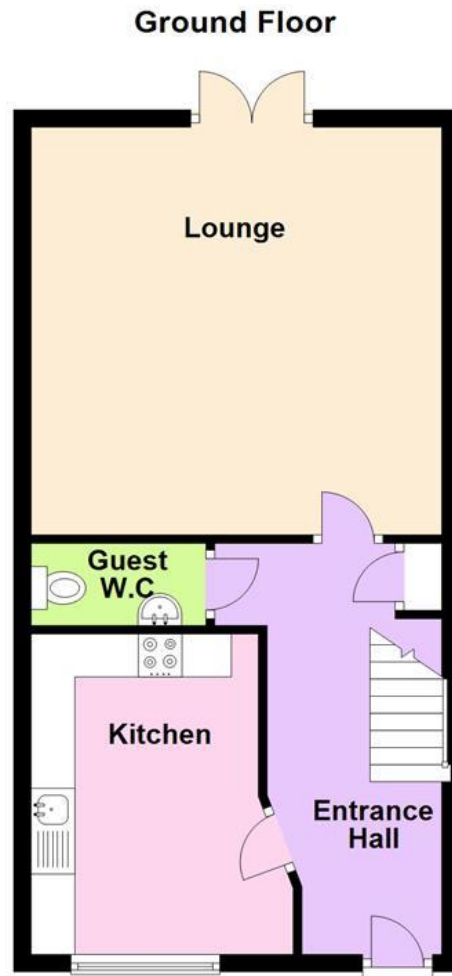
Services connected: mains electricity, gas, water and drainage

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		05
(81-91)	B	04	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Map Location

