



Stonehurst Road, Great Barr  
Birmingham, B43 7RA

**OFFERS OVER £225,000**



# Great Barr

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Welcoming to the market this extended three bedroom semi detached home located on Stonehurst Road. Situated on the popular Park Farm estate you are within proximity to local shops, amenities, bus routes and ASDA supermarket.

The home is approached via a block paved driveway and entered through a large secure porch.

Once entered you are welcomed into a large living and dining room with a central fireplace. The extended kitchen offers plentiful wall and base units, rolled edge countertop, electric hob with oven and a sink unit with side drainer.

Completing the downstairs living space is a useful integral garage useful for storage or parking one vehicle.

Heading upstairs to the first floor you are presented with three bedrooms, two of which are good sized doubles and a smaller but still generously sized third bedroom. The family bathroom is a good sized space and consists of a bathtub, separate shower cubicle, hand wash unit and W.C.

Externally, the home has a low maintenance rear garden with a paved patio, and lawned area.

This property is offered to the market with no upward chain.

This Property is Being sold by Paul Carr Secure Sale

Secure Sale is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale.

A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Paul Carr to view these documents.

When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £6600 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Paul Carr Secure Sale.





## Property Specification

SEMI DETACHED HOME  
THREE BEDROOMS  
EXTENDED FAMILY HOME  
DRIVEWAY  
PRIVATE GARDEN  
NO UPWARD CHAIN

Porch 5' 7" x 11' 6" (1.7m x 3.5m)

Entrance Hall 6' 11" x 11' 6" (2.1m x 3.5m)

Living Room/Dining Room 23' 4" x 11' 6" (7.1m x 3.5m)

Kitchen 17' 1" x 7' 3" (5.2m x 2.2m)

Garage 16' 5" x 5' 7" (5m x 1.7m)

Bedroom One 10' 2" x 10' 6" (3.1m x 3.2m)

Bedroom Two 12' 8" x 9' 6" (3.86m x 2.9m)

Bedroom Three 9' 10" x 6' 11" (3m x 2.1m)

Bathroom 10' 2" x 6' 11" (3.1m x 2.1m)

W.C 2' 11" x 3' 11" (0.9m x 1.2m)



### 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: 19th February 2024

### Viewer's Note:

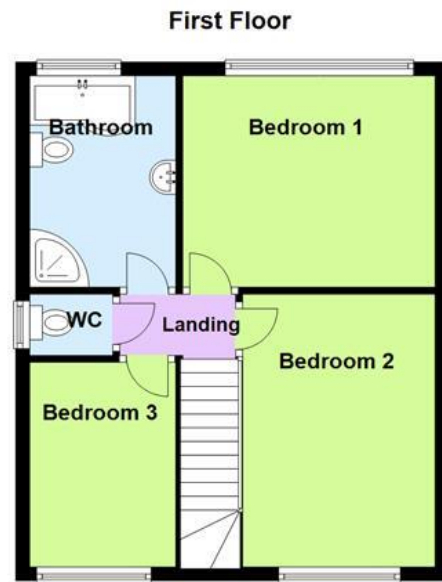
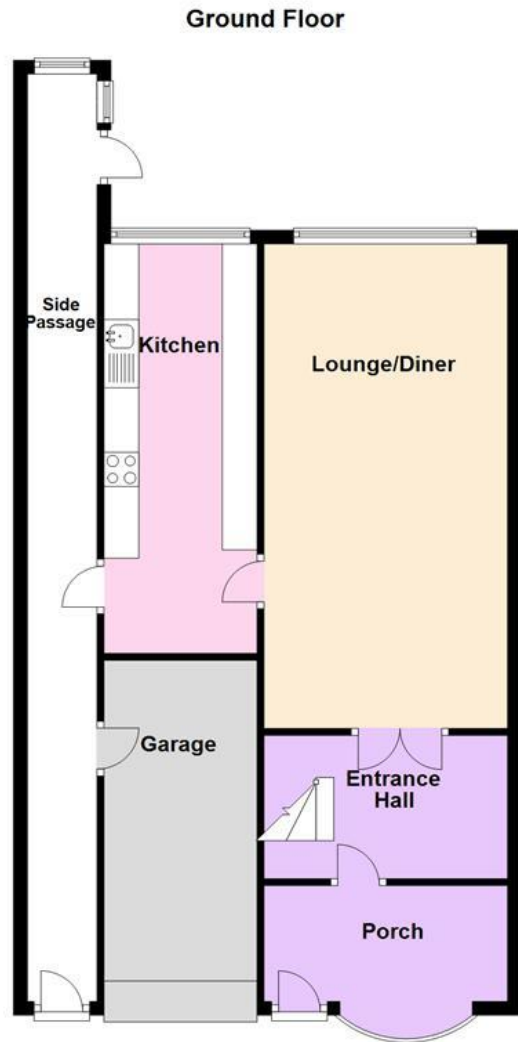
Services connected: mains electricity, gas, water and drainage

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) <b>A</b>			
(81-91) <b>B</b>			85
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		41	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

## Map Location

