



Gleneagles Drive, Great Barr
Birmingham, B43 7RX

£480,000

Gleneagles drive is a well presented and vastly extended SIX bedroom semi detached property located in a cul de sac location

Close by to all amenities and schools for all ages and transport links to include junction 7 M6.

The property is approached via a block paved driveway with parking for several vehicles and leads up to the front porch. Internally the hallway has a staircase leading up to the first floor accommodation and doors off. The first reception room offers a bay window overlooking the front aspect and is currently used as a lounge area with double glass panelled doors opening into a second reception room which is also used as a lounge and dining room. This room has access through a patio door into the rear garden. The impressive breakfast kitchen comprises a comprehensive range of wall and base units with a rolled edge work surface incorporating a single sink with a side drainer and an integrated double oven and dish washer. From here there is access into a small lobby which has access to the ground floor guest W.C and through into the small garage and storage area which also houses the boiler.

On the first floor there are four double bedrooms three of them having a quality range of fitted wardrobes. The family bathroom is on this floor and offers a corner bath with shower over, W.C and a hand wash basin.

Travelling though the property to the second floor there are a further two double bedrooms one having an extensive range of wardrobes and base units with dormer skylights overlooking the front of the property and windows to the rear.
There is also a shower room which serves this floor.

The rear garden is mainly laid to lawn with a useful storage room at the end of the garden which has been completed to a high standard with double glazed windows and doors.

An internal viewing is highly recommended at the earliest opportunity to appreciate the accommodation on offer

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C 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



Ground Floor

Porch 3' 3" x 7' 3" (1m x 2.2m)

Hallway 13' 9" x 5' 10" (4.18m x 1.78m)

Reception Room One 13' 9" x 12' 7" (4.2m x 3.84m)

Reception Room Two 19' 8" x 15' 9" (6m x 4.8m)

Breakfast Kitchen 16' 1" x 11' 11" (4.9m x 3.62m)

W.C. 5' 3" x 4' 8" (1.6m x 1.41m)

Small Garage/Store Room 10' 6" x 8' 2" (3.19m x 2.48m)

First Floor

Bedroom One 15' 4" x 11' 10" (4.67m x 3.6m)

Bedroom Two 10' 6" x 11' 10" (3.2m x 3.6m)

Bedroom Three 13' 0" x 7' 10" (3.95m x 2.38m)

Bedroom Four 10' 10" x 7' 10" (3.3m x 2.4m)

Bathroom 7' 6" x 6' 3" (2.29m x 1.9m)

Second Floor

Bedroom Five 16' 3" x 13' 11" max 11'7" min
(4.95m x 4.24m max (3.59m min)

Bedroom Six 16' 3" x 8' 8" (4.95m x 2.63m)

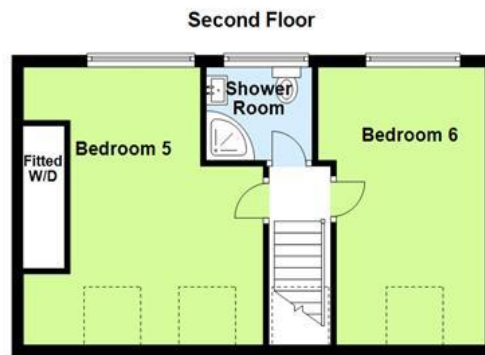
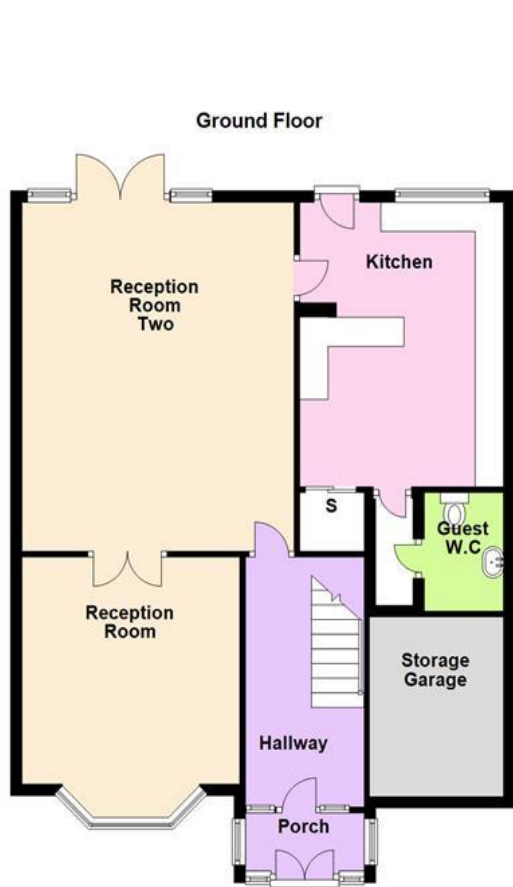
Shower Room 5' 3" x 6' 0" (1.6m x 1.82m)





Floor Plan

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

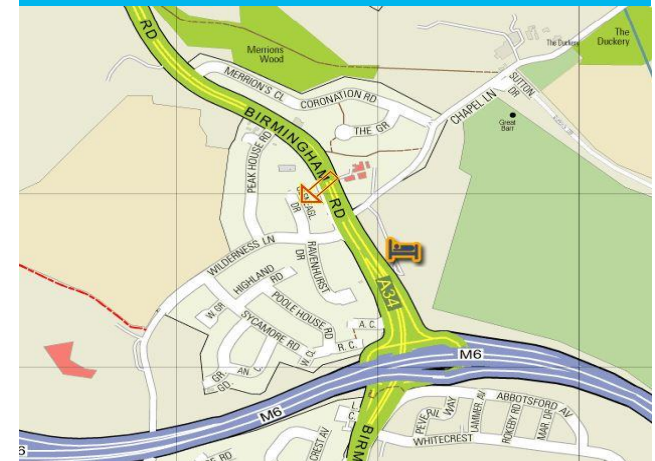


Energy Performance Rating

Energy Efficiency Rating

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(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







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: