



Boscobel Road, Great Barr  
Birmingham, B43 6BB

**£550,000**



***Welcome to Boscobel Road, an impressive and unique four bedroom detached home, nestled within a quiet secluded cul-de-sac.***

This property is situated opposite a small woodland, is a minutes walk to Red House Park and is coming to market for the first time. Approached via a characterful Apex facade and large driveway with a front lawn to the side, you are welcomed into an enclosed porch space.

Upon entry is integral access to the garage and a spacious downstairs w.c. Internally there is a large entrance hall giving you access to the living spaces and stairs up onto the first floor. The living room boasts eye catching proportions and a recessed bar area with patio access and views out into the garden. To the side of the lounge is an extended living area with small steps downwards and access to a useful fourth bedroom. Travelling back through the hallway and entering a separate dining area which offers floor to ceiling windows to the side aspect, ample space for family meal times and entertaining guests with immediate rear access into the kitchen.

The kitchen offers a large array of countertop space, wall and base units, tiled splash back, sink with side drainer and then space for additional free-standing appliances.

Heading upstairs you are greeted with a great size landing which gives access to a large main bedroom, with plenty of built in wardrobes, and two further double bedrooms, ideal for families.

The family bathroom consists of a bathtub, separate shower cubicle, hand wash unit and W.C

Externally, the home comes with a private walled rear garden, with tall trees, secure gated access to the side of the home with fencing and suitable shrubs to the perimeter.

This beautiful family home comes to the market with no upward chain.

***An Internal viewing is highly recommended***

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 6' 11" x 8' 2" (2.1m x 2.5m)**

**Entrance Hall 13' 9" x 10' 6" (4.2m x 3.2m)**

**Dining Room 14' 1" x 12' 2" (4.3m x 3.7m)**

**Kitchen 12' 10" x 12' 2" (3.9m x 3.7m)**

**Lounge 23' 4" x 20' 0" (7.1m x 6.1m)**

**Garage 17' 5" x 16' 5" (5.3m x 5m)**

**WC 7' 3" x 6' 7" (2.2m x 2m)**

**Bedroom One 23' 4" x 10' 6" (7.1m x 3.2m)**

**Bedroom Two 15' 5" x 9' 10" (4.7m x 3m)**

**Bedroom Three 10' 6" x 12' 2" (3.2m x 3.7m)**

**Bedroom Four 15' 1" x 6' 3" (4.6m x 1.9m)**

**Bathroom 10' 10" x 7' 10" (3.3m x 2.4m)**









# 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>		74
(55-68) <b>D</b>	67	
(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: