



Sundridge Road, Great Barr
Birmingham, B44 9PA

£225,000

Great Barr

£225,000



Sundridge Road is a traditional style three bedroom semi detached property situated just off Lambeth Road and is in an ideal position for all local amenities, schools for all age groups and transport links.

The property is approached via a double driveway giving the advantage of off road parking.

Internally, the ground floor accommodation benefits from an entrance hall with stairs leading to the first floor and door off. A beautifully presented lounge fronts the property with a modern neutral decor and striking feature fireplace. The kitchen is completely refurbished with a stunning fitted range and wall and base units, sink and drainer, hob and oven and has a wall mounted boiler cupboard and a large storage space under the stairs. A rear extension completes the downstairs and offers fantastic additional floorspace with double doors out into the garden.

To the first floor the property has a spacious principal bedroom towards the rear elevation and two smaller bedrooms towards the front. The family bathroom offers a spacious suite with attractive tiling offering P-shaped bath with shower over, low level W/C, wash hand basin and a handy inset storage cupboard.

To the rear of the property the garden is mainly laid to lawn with a smart patio and decking area, fencing and good additional space to the side access.

An internal viewing is encouraged at the earliest opportunity.



Property Specification

STUNNING SEMI DETACHED HOME
COMPACT THREE BEDROOMS
LOVELY REAR EXTENSION
MODERNISED THROUGHOUT
PRIVATE DRIVEWAY



Hall

Lounge

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

Kitchen

6' 7" x 16' 1" (2m x 4.9m)

Rear Extension

7' 10" x 14' 9" (2.4m x 4.5m)

Bedroom One

11' 6" x 8' 2" (3.5m x 2.5m)

Bedroom Two

9' 6" x 8' 2" (2.9m x 2.5m)

Bedroom Three

6' 11" x 7' 3" (2.1m x 2.2m)

Family Bathroom

8' 6" x 7' 3" (2.6m x 2.2m)

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: 3rd May 2024

Viewer's Note:

Services connected: mains electricity, gas, water and drainage

Council tax band: B

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			
(81-91) B			83
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

Map Location

