



Stanfield Road, Great Barr
Birmingham, B43 7LR

Offers in Excess of £280,000

Great Barr

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Paul Carr is delighted to bring to market this well presented three bedroom semi detached property located in the popular Pheasey area and well positioned for local schooling for children of all ages, amenities, and road networks.

The property is approached via the front garden and driveway providing access to the enclosed porch which then allows access into the hallway with stairs up to the first floor. Doors then radiate off to include lounge having bay window to the front, dining room with patio doors overlooking the landscaped rear garden. A fitted kitchen which has a good range of wall and floor units with under counter lighting and having work surfaces with inset one and half bowl sink unit and four burner gas hob and a separate built-in oven, the kitchen is complemented by integrated fridge and dishwasher and a cupboard conceals the boiler. A further door leads to the inner hallway which gives access to the garage and the utility area which has work surfaces, a Belfast style sink unit and space for appliances and a door leads out to the rear.

On the first floor are two double bedrooms, the front bedroom has fitted wardrobes and storage cupboard, there is also a good sized third bedroom having storage cupboard. The family bathroom consists of a bath with electric shower over and concertina style shower screen and wash hand basin, tiled and with a useful airing cupboard, there is a separate W.C.

To the rear of the property is a landscaped garden having a patio area, lawns with shrub borders and fence enclosed. There is a useful outside toilet. A garage with up and over door, lighting and electrics complete the property.

Viewing is highly recommended to appreciate the accommodation on offer.





Property Specification

EXTENDED SEMI DETACHED
THREE BEDROOMS
TWO RECEPTION ROOMS
FITTED KITCHEN
UTILITY AREA
LANDSCAPED REAR GARDEN

Hall 9' 7" x 6' 0" (2.91m x 1.84m)

Lounge 4.56m (15') max x 3.82m (12'6")

Dining Room 3.77m (12'4") x 2.97m (9'9")

Kitchen 3.50m (11'6") x 2.48m (8'2")

Utility 7' 9" x 5' 11" (2.37m x 1.8m)

Landing

Bedroom 1 3.68m (12'1") max x 3.27m (10'9")
plus 0.23m (0'9") x 0.23m (0'9")

Bedroom 2 3.03m (9'11") x 2.94m (9'8")

Bedroom 3 2.62m (8'7") x 2.50m (8'2")

Bathroom 1.90m (6'3") x 1.65m (5'5")

W. C 5' 5" (1.66m) x 2' 6" (0.76m)

Garage 6.65m (21'10") x 2.13m (7'0")

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: 24th May 2024

Viewer's Note:

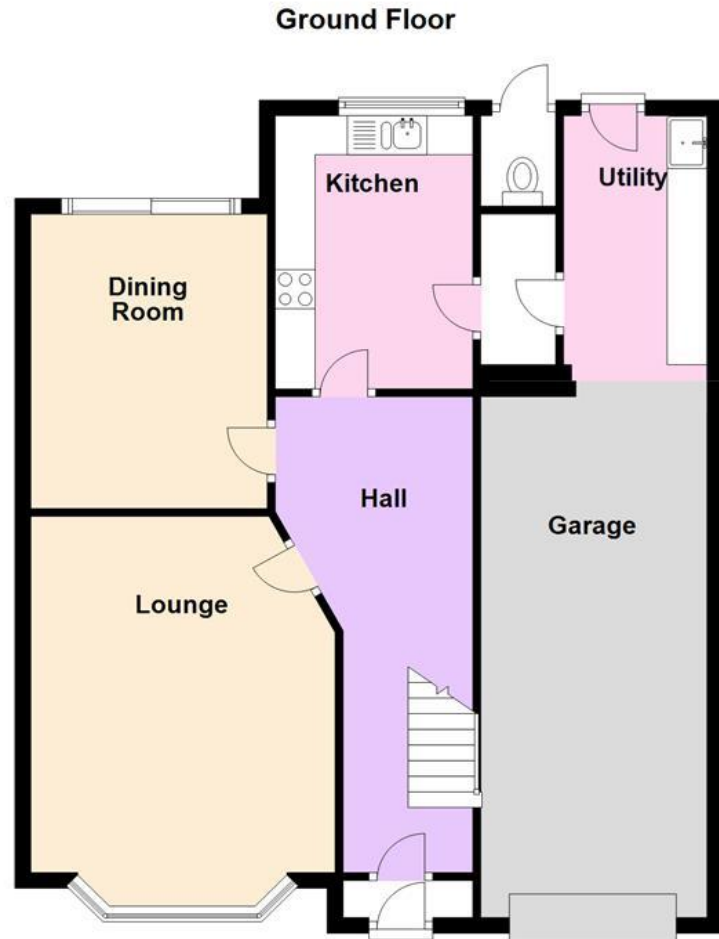
Services connected: mains electricity, gas, water and drainage

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

Map Location

