



Park Farm Road, Great Barr
Birmingham, B43 7QH

Offers in Excess of £300,000

We are delighted to have available this lovely detached family home on Park Farm Road, immaculately kept offering three double bedrooms in the heart of the Park Farm Estate within Great Barr.

The location offers a beautiful rear aspect towards Netherhall Woods and fantastic proximity to local schools and amenities, along with transport links within walking distance.

Approached via a large block paved drive, there is entrance through a secure porch. Downstairs comprises of a through lounge and dining room with bay window to the front and sliding doors out onto a patio area. Further downstairs, the kitchen offers a quirky patterned flooring and a large range of traditional wall and base units with countertops over, sink and side drainer with picture window to the garden, gas hob and oven and plentiful space for freestanding appliances. There is also a very useful downstairs store cupboard adjacent to the staircase

The first floor leads up to a spacious landing which radiates off to three excellent size double bedrooms and a family bathroom room. The bathroom benefits from both a shower cubicle and bathtub with recently refitted flooring.

Externally, there is a well- established garden with a patio area full of colourful flowers, steps leading up to a lawn with mature borders and at the bottom of the garden is a secret patio area which offers a lovely private and secluded seating area amongst the tranquil nature of Netherhall Woods at the rear.

The property also benefits from full double glazing throughout and a full central heating system.

Viewing is highly recommended at your earliest convenience on this wonderful family home.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C payable to Waslall 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



Porch

Hallway

15' 5" x 7' 6" (4.7m x 2.29m)

Kitchen

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

Dual Aspect Lounge & Diner

26' 3" x 10' 10" (8m x 3.3m)

Bedroom One

14' 1" x 11' 6" (4.3m x 3.5m)

Bedroom Three

11' 2" x 10' 2" (3.4m x 3.1m)

First Floor Landing

6' 3" x 10' 10" (1.9m x 3.3m)

Family Bathroom

6' 3" x 10' 2" (1.9m x 3.1m)

Bedroom Two

10' 2" x 11' 6" (3.1m x 3.5m)





Floor Plan

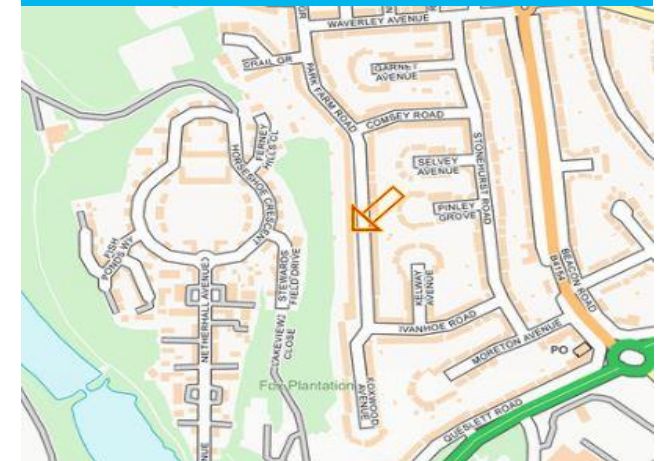
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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: