



Fowlmere Road, Great Barr
Birmingham, B42 2EA

Offers in Excess of £215,000

Great Barr

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We are delighted to present this well kept three-bedroom semi-detached family home situated in the heart of a popular residential area on the Beeches Estate you are within close distance to local shops, amenities, and schooling for all ages..

This property offers well-proportioned living spaces, modern finishes, and a generously sized rear garden, making it an ideal choice for families or first-time buyers.

The property is accessed with paved steps leading you to the porch. Upon entering, you are greeted into the welcoming hallway in neutral colours having entry to all ground floor areas and the spacious through lounge with a bay window allowing ample natural light, creating a warm and inviting atmosphere. The space seamlessly combines a comfortable living area and a dining zone with patio doors leading to the rear garden, perfect for entertaining or family time. The kitchen is of a good size and boasts a practical layout, featuring modern cabinetry, wood-effect worktops, and ample storage with direct access to the rear garden, making it a functional and attractive space. The kitchen further consists of sink with side drainer and integrated oven/hob with additional space for more appliances to be installed. Once entered onto the first floor the property offers three well-sized bedrooms. The master bedroom and second bedroom provide ample space for wardrobes and additional bedroom furniture, while the third bedroom is perfect for use as a child's room, guest space, or home office. The bathroom is fitted with a modern suite, including a shower over the bathtub, contemporary tiling, and a vanity unit. Frosted, decorative windows enhance privacy while adding a touch of style.

Externally the property boasts a well-sized garden, ideal for outdoor activities or relaxing during the warmer months. The garden features a patio area and a lawn with fencing to the perimeter being a great outdoor space for children to play or for hosting gatherings.

This property is a fantastic opportunity for those looking for a well-maintained and move in ready home.





Property Specification

THREE BEDROOMS
SEMI-DETACHED
THROUGH LOUNGE
AMPLE GARDEN SPACE
WELL PRESENTED KITCHEN

Porch

2.06m (6'9") x 1.10m (3'7")

Hall

3.80m (12'6") max x 1.58m (5'2")

Lounge

7.24m (23'9") x 3.04m (10')

Kitchen

15' 3" x 7' 2" (4.68m x 2.19m)

Bathroom

2.01m (6'7") x 1.55m (5'1")
plus 0.16m (0'6") x 0.16m (0'6")

Bedroom 1

3.61m (11'10") max x 3.05m (10')

Bedroom 2

11' 9" x 10' 0" (3.63m x 3.06m)

Bedroom 3

1.90m (6'3") x 1.57m (5'2")
plus 0.06m (0'2") x 0.06m (0'2")

Agent's Note:

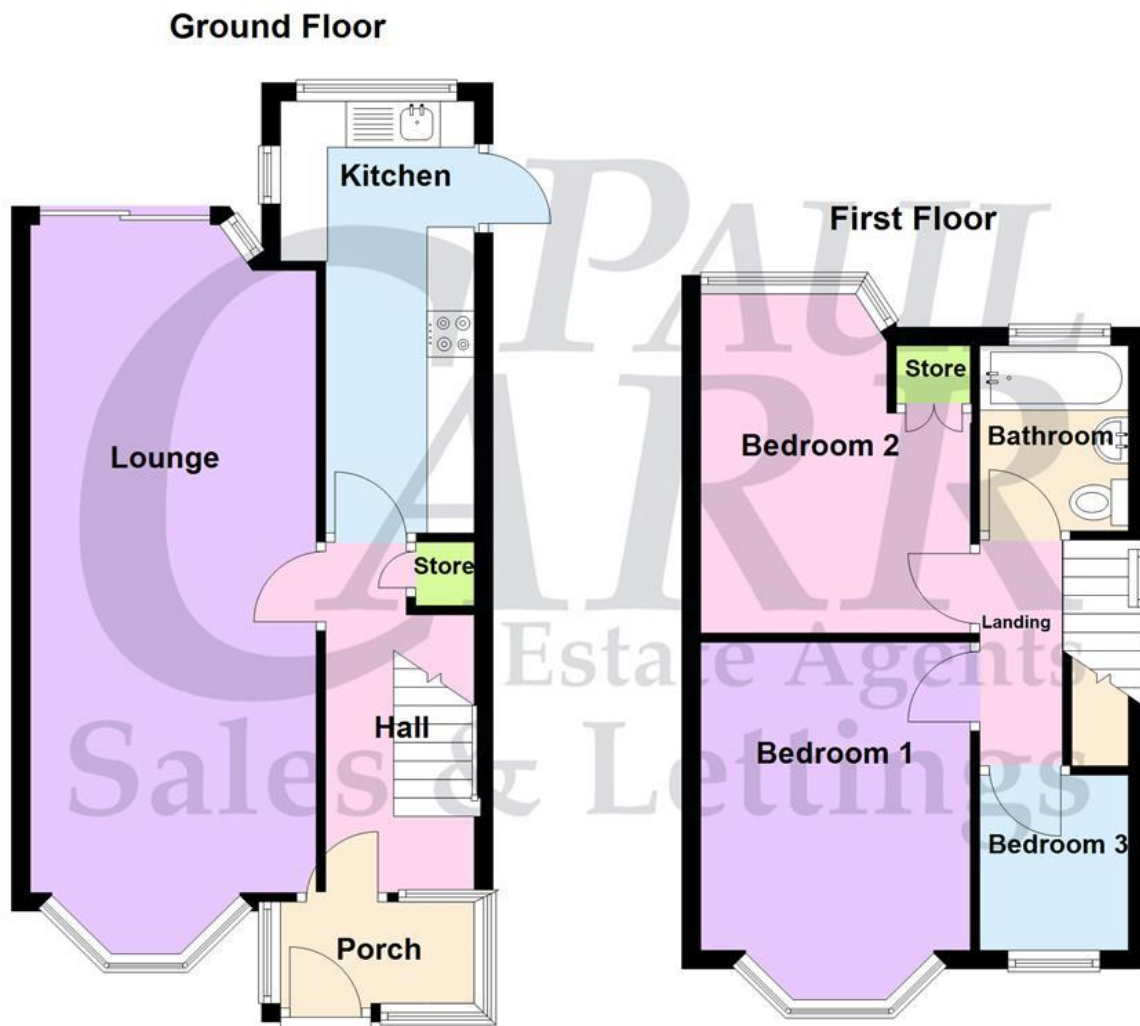
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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:

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Map Location

