



Stonehurst Road, Great Barr
Birmingham, B43 7RN

Offers in Excess of £250,000

Great Barr

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Paul Carr Estate Agents are pleased to present a well maintained three bedroom detached home on Stonehurst Road situated on the highly sought-after Park Farm Estate.

Offering generous living spaces, a secluded garden, and a garage, this property presents a fantastic opportunity for families looking to settle in a peaceful yet well connected location ideally positioned close to local schools, parks, transport links, and everyday amenities, making it perfect for families and second time movers looking to upsize.

Having off road parking and front garden space leading you to the secure porch through the entrance hall with double doors off to the lounge making this inviting layout, perfect for comfortable family living. The light filled lounge area gives off direct access to the garden through sliding patio doors, allowing natural light to flood the space and creating a pleasing indoor-outdoor flow. The kitchen while traditional in style, has been well cared for offering storage, work surface top space with a sink and side drainer. Once upstairs, you'll find three well-proportioned bedrooms along with a spacious family bathroom, featuring both a separate bath and shower for added convenience.

Outside, the secluded rear garden is a true highlight lined with mature shrubs, this private outdoor space is perfect for relaxing, gardening, or entertaining.

Externally the property further benefits from a garage and driveway, providing excellent parking and storage options.

Ideally situated having generous living space and a secluded maintained garden, this is a home that offers both charm and potential. Don't miss out on what this property has to offer, schedule your viewing today 0121 325 1133.

This Property is Being sold by Paul Carr Secure Sale.

Secure Sale is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale.

A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Paul Carr Estate Agents to view these documents.

When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of **£6,875** including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Paul Carr Team.





Property Specification

DETACHED PROPERTY
SECLUDED REAR GARDEN
CHAIN FREE
POPULAR RESIDENTIAL LOCATION
PARK FARM ESTATE

Porch
1.08m (3'7") x 0.97m (3'2")

Entrance Hall
6' 10" x 6' 5" (2.09m x 1.96m)

Lounge
16' 9" x 12' 7" (5.11m x 3.83m)

Kitchen
3.19m (10'6") x 2.24m (7'4")

Garage
4.62m (15'2") x 2.14m (7')

Bedroom 3
3.02m (9'11") x 2.13m (7') plus 0.75m (2'6") x 0.75m (2'6")

W.C
4' 11" x 2' 8" (1.50m x 0.81m)

Bathroom 2.45m (8') x 2.12m (6'11")

Bedroom 1
3.84m (12'7") x 3.22m (10'7")

Bedroom 2
3.93m (12'11") x 2.90m (9'6")

Agent's Note:

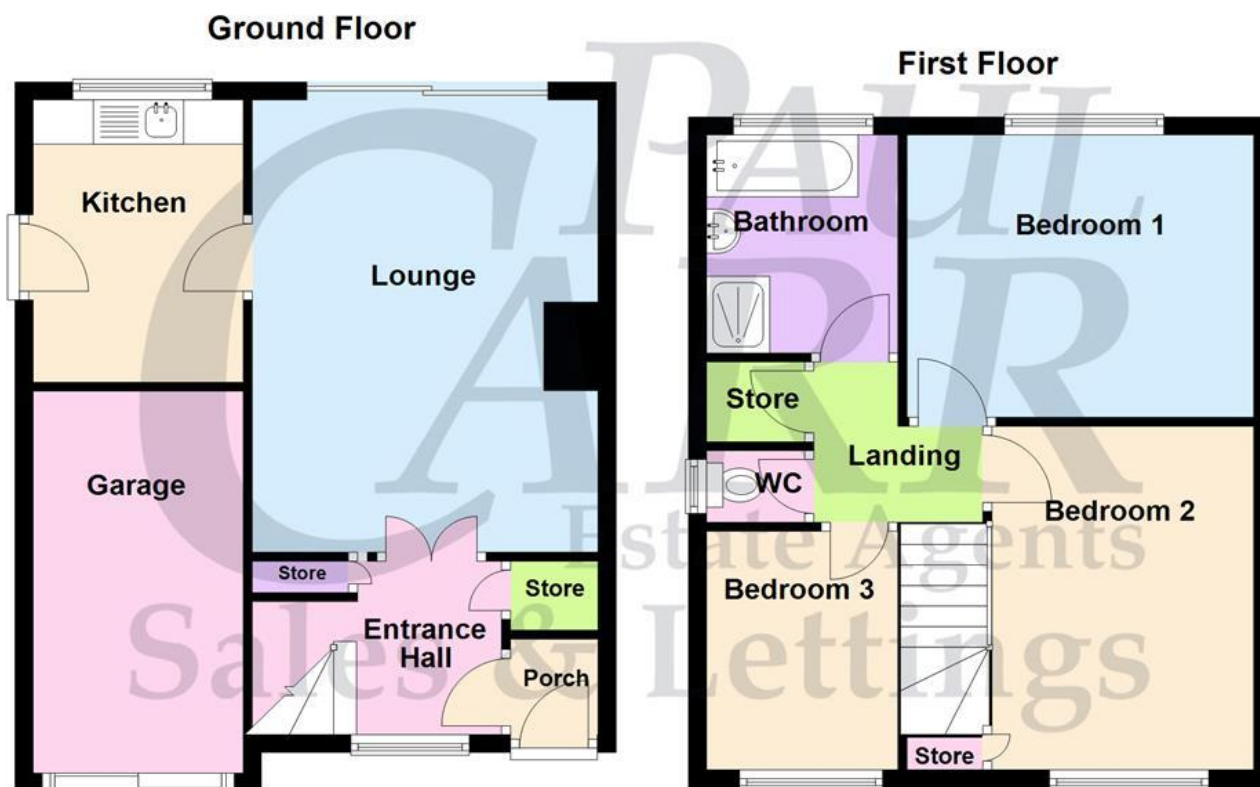
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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 | | 85 B |
| 69-80 | C | | |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location

