



Scarsdale Road, Great Barr  
Birmingham, B42 2JN

**£220,000**

# Great Barr

£220,000



Welcoming to the market this charming three-bedroom semi-detached home on Scarsdale Road, offering a private driveway and an impressive rear garden.

Ideally situated on the edge of the sought-after Beeches Estate, this property benefits from close proximity to well-regarded primary and secondary schools, making it an excellent choice for families.

Upon entering, a secure porch leads into a bright and inviting hallway, providing access to all ground floor rooms. The front lounge, featuring a bay window, offers a cozy and welcoming space, while the rear presents a well-appointed kitchen and dining area. Complete with modern fixtures and fittings, ample space for family meals, and a sliding patio door leading to the garden, this space is both practical and stylish. A rear storm porch adds further convenience. Upstairs, the landing guides you to three well-proportioned bedrooms. The front and rear-facing double bedrooms provide generous living space, while the third bedroom, though smaller, remains a versatile and comfortable option. The family bathroom has been recently upgraded and boasts a contemporary suite, including a bathtub with an overhead shower, stylish panelling, a W.C, an oval wash hand basin, and a small airing cupboard. Externally, the rear garden is a standout feature, offering a spacious and beautifully maintained outdoor area. A generous patio provides the perfect setting for outdoor dining, while the lengthy lawn, side pathway, and pebbled section at the rear create a versatile space for relaxation and play. A secure side passage, with convenient front and rear access, offers excellent storage for garden tools, bicycles, and outdoor equipment.

The garden is fully enclosed with fencing for added privacy.

Located in a highly desirable area, this home is an ideal opportunity for families, first-time buyers, and investors alike.

Early viewing is highly recommended.





## Property Specification

THREE BEDROOM  
SEMI DETACHED  
WELL PRESENTED HOME  
KITCHEN & DINER  
SPACIOUS GARDEN

### Porch

Entrance Hallway  
12' 2" x 5' 7" (3.7m x 1.7m)

Living Room  
14' 9" x 9' 6" (4.5m x 2.9m)

Kitchen & Dining Room  
10' 6" x 15' 1" (3.2m x 4.6m)

Bedroom One  
12' 10" x 8' 10" (3.9m x 2.7m)

Bedroom Two  
10' 6" x 9' 6" (3.2m x 2.9m)

Bedroom Three  
9' 6" x 6' 7" (2.9m x 2m)

Family Bathroom  
6' 11" x 5' 11" (2.1m x 1.8m)

### 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:

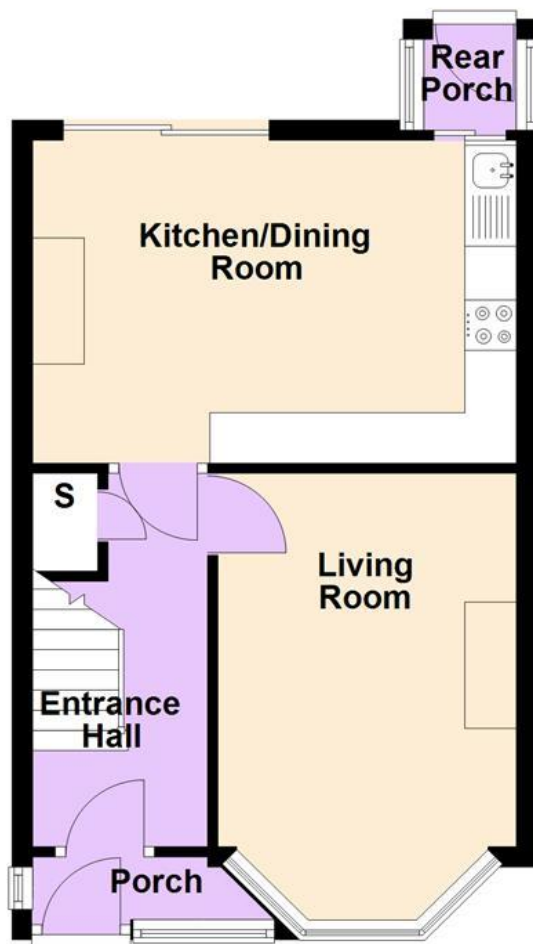
### Viewer's Note:

Services connected: mains electricity, gas, water and drainage  
Council tax band: B  
Tenure: Freehold

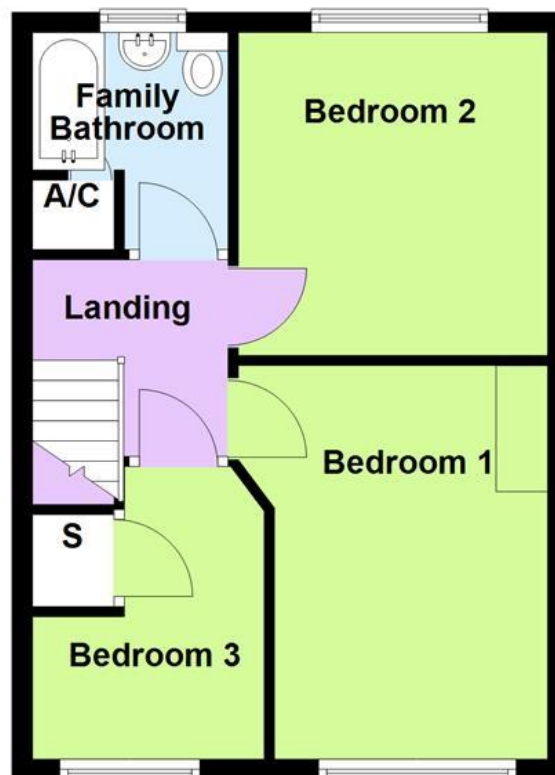
# Floor Plan

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

Ground Floor



First Floor



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

