



Comsey Road, Great Barr
Birmingham, B43 7RG

£330,000

Paul Carr Estate Agents are pleased to welcome you to this beautifully presented and versatile three bedroom detached home situated in a sought after residential area of the popular Park Farm Estate.

With an additional room offering extra living space, a conservatory, and a spacious driveway for multiple cars, this property is perfect for families looking for both style and practicality.

As you enter through the large porch and hallway, you're greeted by a bright and inviting living space featuring a modern electric fireplace making this a great area to relax and unwind. Having double french doors creates a flow leading into the conservatory, flooding the space with natural light and providing a fantastic additional sitting or dining area with views of the easy to maintain garden. The contemporary kitchen boasts stylish décor with a brick-effect feature wall, ample storage, and sleek countertops, making it as practical as it is visually appealing.

A separate W.C and integral garage adds further convenience.

Benefiting from having an additional room downstairs offers versatile use whether you need a home office, extra bedroom, playroom, or sitting area, this additional room enhances the home's adaptability.

Upstairs, you'll find three well-proportioned bedrooms and a modern family bathroom complete with a separate shower and bathtub, catering perfectly to busy households. Externally the property sits on a generous plot with an expansive front driveway, providing ample parking for multiple vehicles. The rear garden is private, well-maintained and easy to care for.

This exceptional home truly offers a fantastic blend of space, comfort, and convenience. Located in a popular residential area, close to local amenities, transport links and well regarded primary and secondary schools such as meadow view primary and barr beacon making it ideal for families and upsizing.

Don't miss out on what this detached property has to offer, secure your viewing today

Tenure: We can confirm the property is Freehold

Council Tax Band: We can confirm the Council Tax Band is C payable to Walsall 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
5' 10" x 12' 4" (1.78m x 3.75m)

Entrance Hall
6' 5" x 12' 7" (1.96m x 3.84m)

Room
13' 4" x 7' 0" (4.06m x 2.13m)

Lounge
16' 6" x 12' 8" (5.02m x 3.85m)

Conservatory
9' 11" x 12' 1" (3.01m x 3.68m)

Kitchen
16' 6" x 7' 4" (5.02m x 2.23m)

Passage
7' 4" x 2' 9" (2.24m x 0.83m)

W.C
7' 1" x 4' 11" (2.17m x 1.50m)

Garage
17' 1" x 10' 6" (5.21m x 3.21m)

Bedroom 1
12' 11" x 9' 5" (3.94m x 2.86m)

Bedroom 2
10' 6" x 13' 6" (3.19m x 4.12m)

Bedroom 3
9' 9" x 6' 11" (2.98m x 2.12m)

Bathroom
10' 5" x 6' 9" (3.18m x 2.07m)





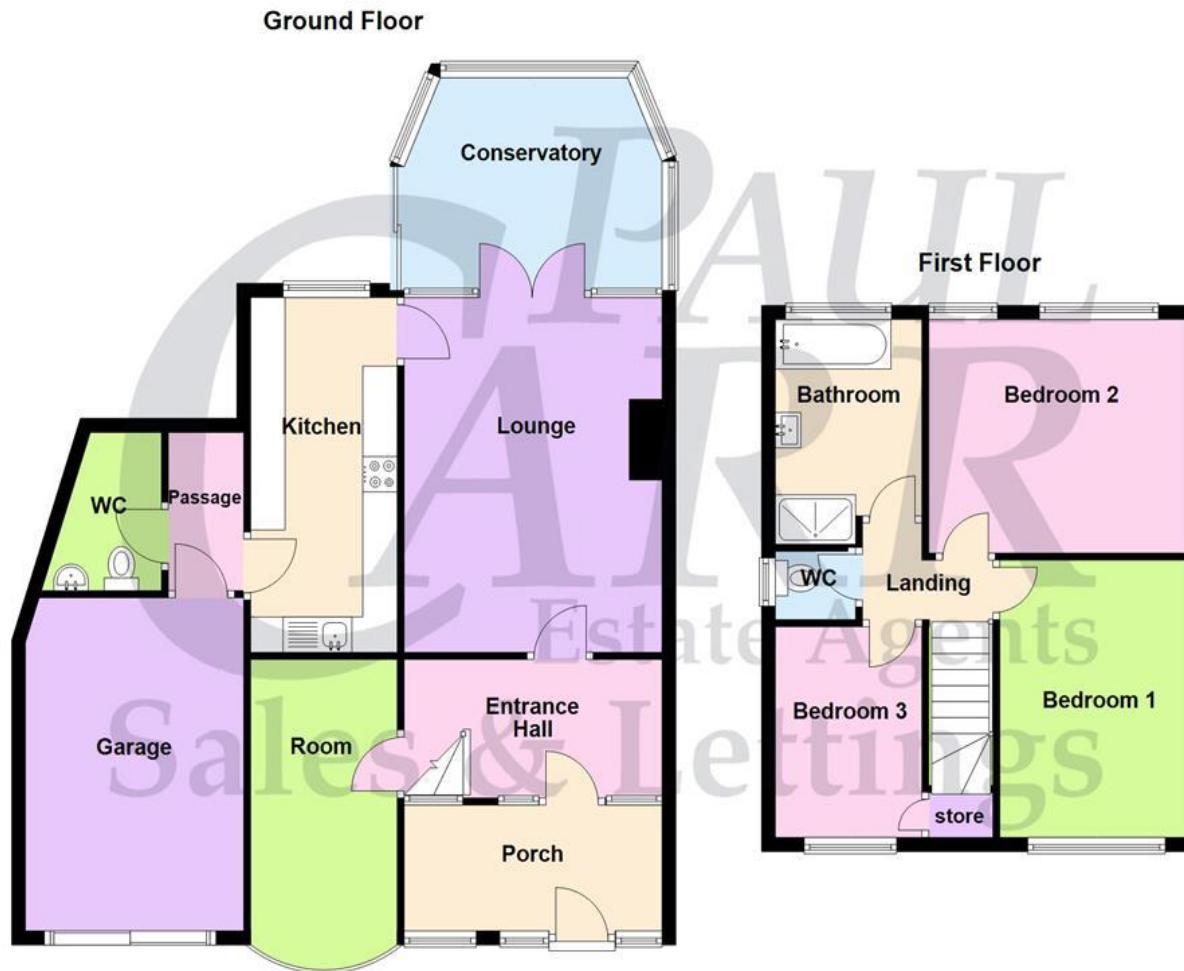
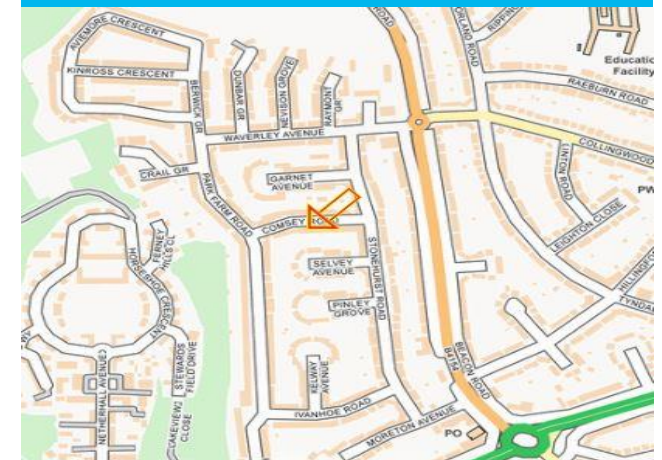
Floor Plan

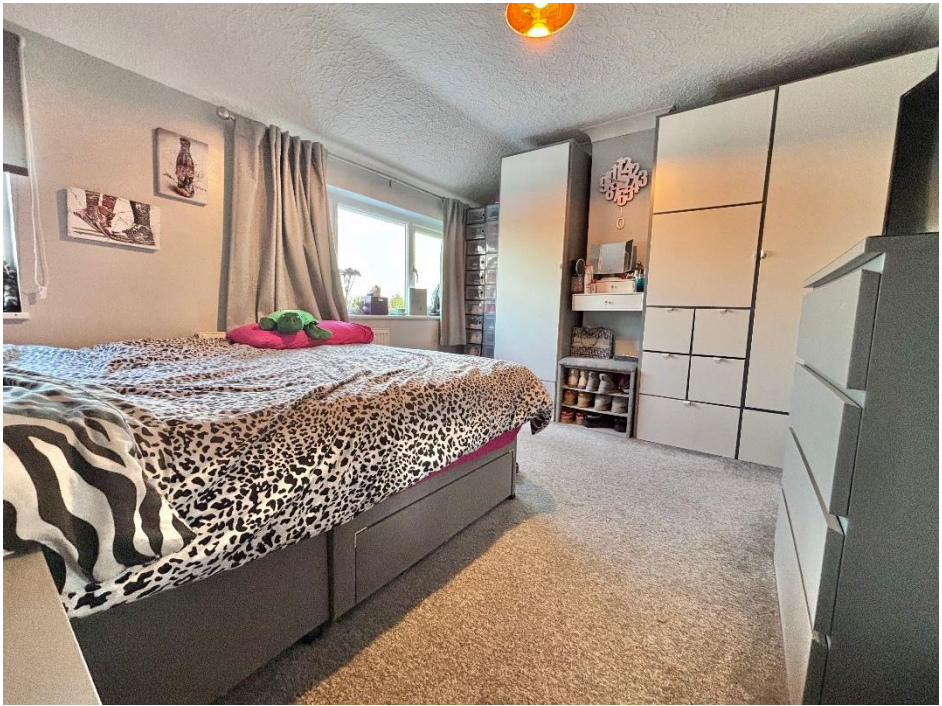
This floor plan is not drawn to scale and is for illustration purposes only

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 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: