



Monsal Road, Great Barr  
Birmingham, B42 2DE

Offers in the Region Of £260,000



# Great Barr

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Paul Carr are please to present this well-presented extended three bedroom semi-detached home offering spacious and modern living, making it an ideal choice for families and professionals alike.

Situated in a popular residential area on the Beeches Estate being ideally located for schooling for children of all ages with transport and road links close by. The property is in excellent condition throughout and benefits from a stylish loft conversion with an en-suite.

Upon arrival, you are greeted by a block-paved driveway, providing ample off-road parking. Inside, the home boasts a bright and airy lounge, which seamlessly flows into the dining area before leading to a modern kitchen extension. The ground floor also features a convenient shower room, adding to the home's practicality.

Once upstairs the spacious landing, enhanced by sleek glass panels, creates a contemporary and open feel. There are three generously sized double bedrooms, including a beautifully converted loft room with its own private en-suite. The main family bathroom is modern and stylish, fitted with high-quality fixtures and designed for comfort.

Outside, the well-sized rear garden offers a mix of patio and lawned areas, perfect for entertaining or relaxing. Additionally, the rear outbuilding presents exciting potential for conversion into a home office, gym, or studio, offering flexible living options.

This property is a fantastic opportunity for those seeking a spacious, well-maintained home in a well established location. Early viewing is highly recommended!







## Property Specification

EXTENDED SEMI-DETACHED  
LOFT CONVERSION  
DOWNSTAIRS SHOWER ROOM  
FAMILY BATHROOM  
EN-SUITE

Hall 12' 0" x 5' 5" (3.66m x 1.65m)

Lounge 14' 8" x 9' 11" (4.47m x 3.02m)

Dining Room 9' 11" x 15' 10" (3.03m x 4.82m)

Kitchen Extension 11' 9" x 13' 8" (3.57m x 4.16m)

Shower Room 11' 9" x 2' 10" (3.57m x 0.87m)

Landing 15' 3" x 6' 9" (4.64m x 2.06m)

Bathroom 7' 6" x 5' 10" (2.28m x 1.79m)

Bedroom 3 10' 7" x 9' 5" (3.23m x 2.88m)

Bedroom 2 12' 8" x 9' 4" (3.86m x 2.85m)

Bedroom 1 17' 2" x 10' 4" (5.23m x 3.16m)

En-suite 7' 5" x 4' 10" (2.27m x 1.48m)

### Agent's Note:

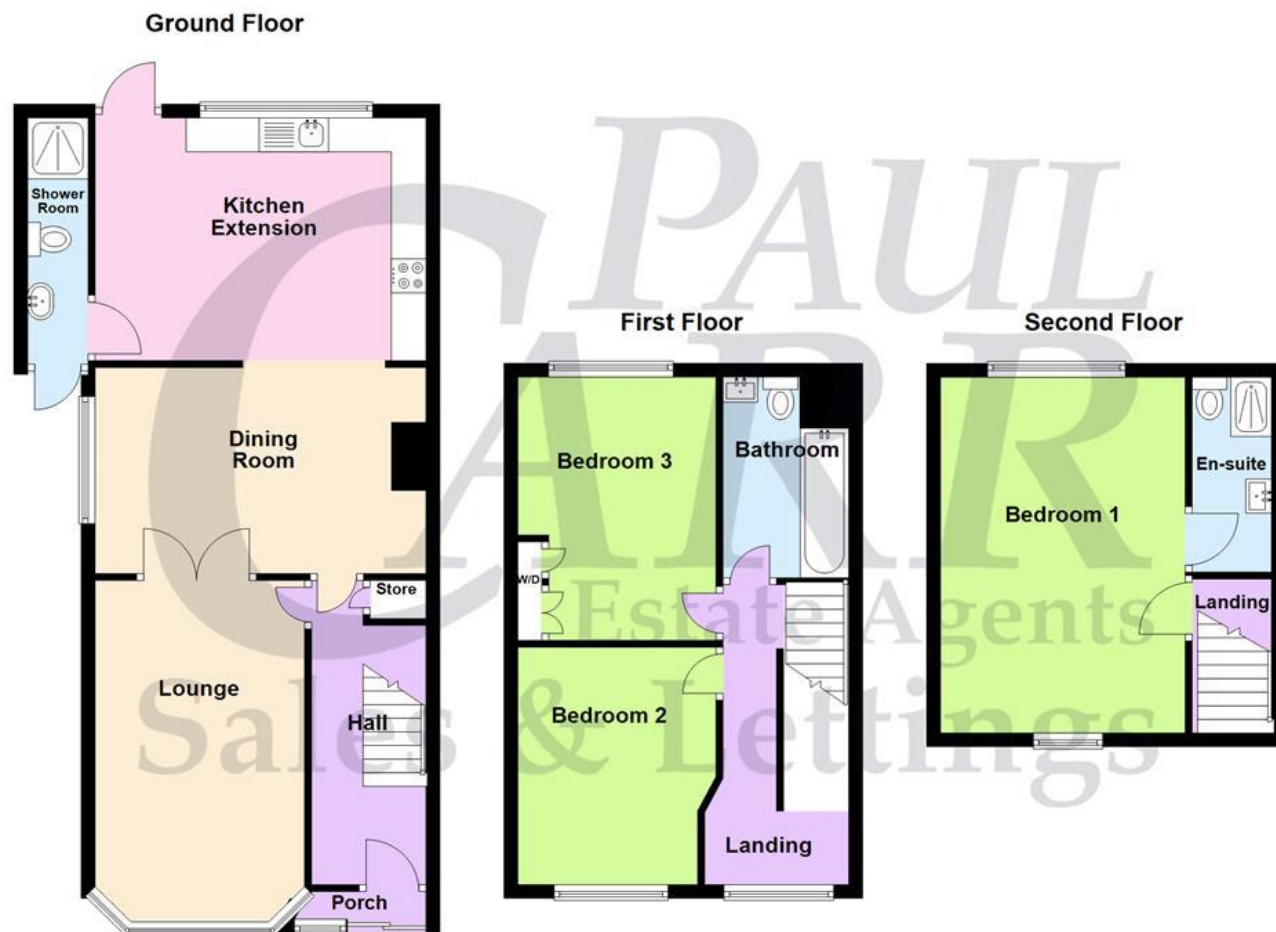
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Came on the market: 18th February 2025

### 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		83 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

## Map Location

