



Pear Tree Road, Great Barr
Birmingham, B43 6JA

Offers Over £475,000

Welcome to Pear Tree Road – an exceptional opportunity to acquire this beautifully extended, turn-key family home in a highly sought-after neighbourhood.
This stunning property boasts four generously sized bedrooms, with the luxurious principal suite featuring a private en-suite, creating the perfect retreat for relaxation.

Spacious & Stylish Living Step inside and experience a wonderful open-plan flow, where the inviting hallway leads seamlessly into the heart of the home – a modern, well-appointed kitchen with a sleek breakfast bar, stylish wall and base cabinets, and space for integrated appliances. From here, you'll find integral access to the garage, offering extra convenience.

The kitchen opens into a stunning extended living area, where a dual-aspect lounge and dining space bathe in natural light, perfect for both everyday living and entertaining. Additionally, the lounge leads to a charming extended conservatory, while a practical utility area provides direct access to the garden.

Beautifully Designed Bathrooms The family bathroom is a true showstopper, featuring a luxurious roll-top bathtub, a sleek modern interior, and a separate walk-in shower enclosure, creating a spa-like sanctuary.

Outdoor Appeal Outside, you are welcomed by a private driveway with ample parking, while the glorious rear garden boasts an extensive lawn, providing plenty of space for outdoor enjoyment. With scope for further extensions (subject to planning permission), this home offers fantastic potential for future growth.

Prime Location Perfectly positioned for popular schools, local amenities, and excellent transport links, including easy access to the M6 motorway network, this home is ideal for families and commuters alike.

A truly unique opportunity – book your viewing today and experience this exceptional home for yourself!

Tenure: We can confirm the property is Freehold

Council Tax Band: We can confirm the Council Tax Band is D payable to Sandwell 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 4' 3" x 5' 7" (1.3m x 1.7m)

Hallway 13' 1" x 5' 7" (4m x 1.7m)

Open Plan Kitchen 12' 2" x 8' 6" (3.7m x 2.6m)

**Dual Aspect Lounge & Dining Room
24' 3" x 10' 10" (7.4m x 3.3m)**

Conservatory 9' 10" x 10' 2" (3m x 3.1m)

Utility room 9' 10" x 7' 10" (3m x 2.4m)

Principle Bedroom 17' 5" x 8' 10" (5.3m x 2.7m)

En Suite 7' 3" x 4' 7" (2.2m x 1.4m)

Bedroom Two 14' 9" x 9' 10" (4.5m x 3m)

Bedroom Three 11' 6" x 9' 10" (3.5m x 3m)

Bedroom Four 8' 6" x 7' 7" (2.6m x 2.3m)

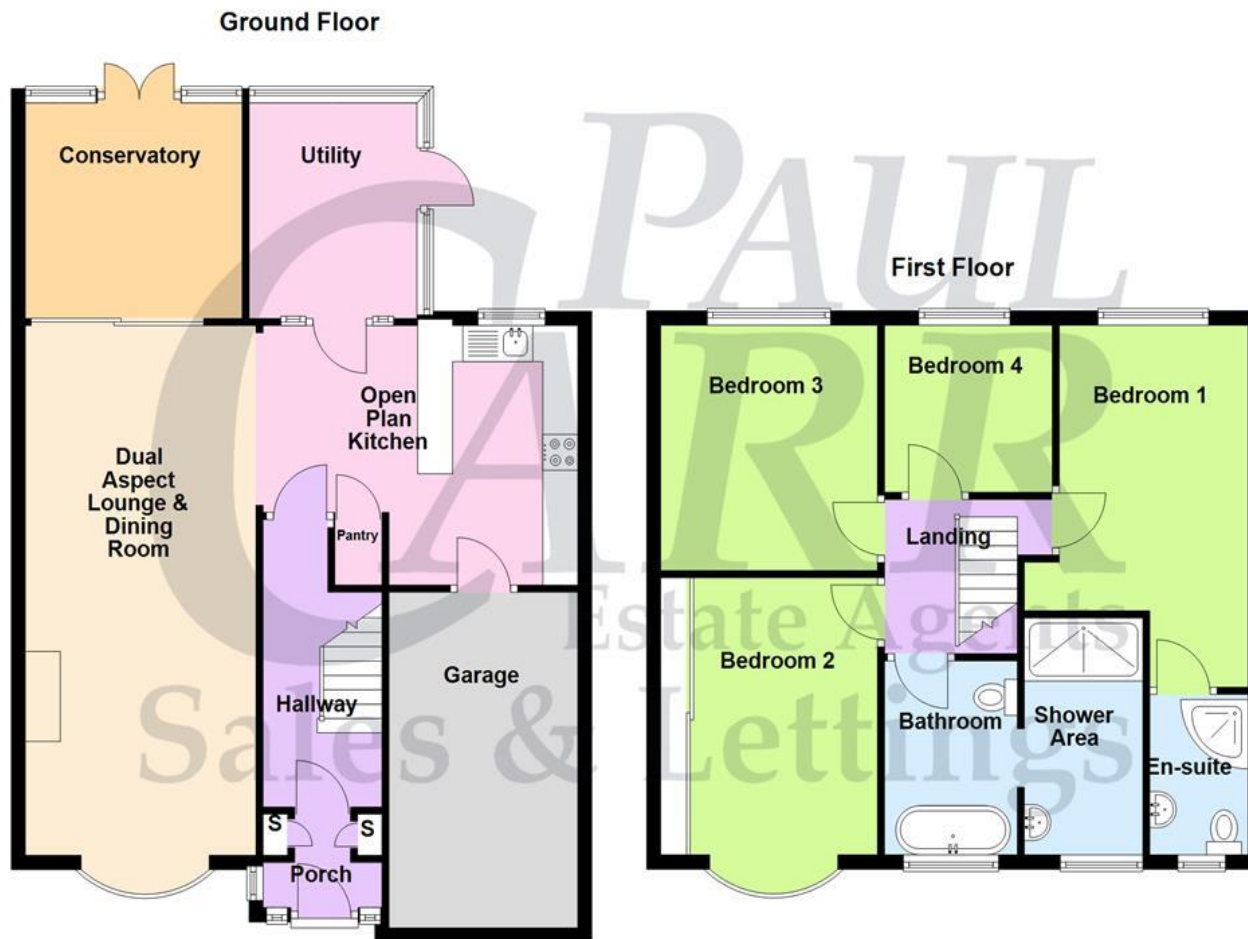
Family Bathroom 9' 2" x 12' 2" (2.8m x 3.7m)





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		81 B
69-80	C		
55-68	D	66 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: