



Stanfield Road, Great Barr
Birmingham, B43 7LR

£280,000

Great Barr

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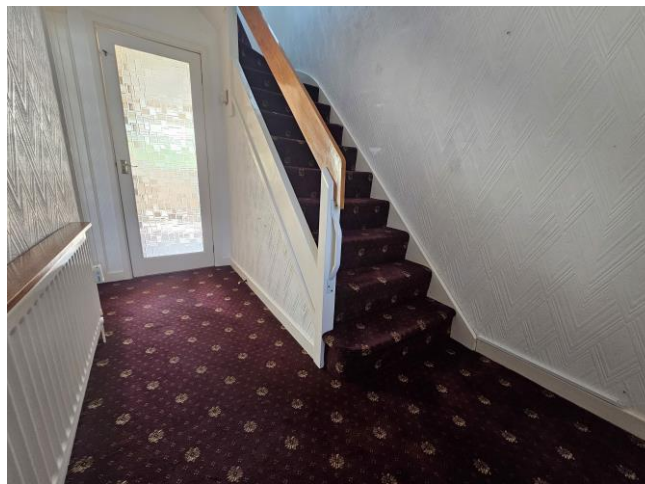
Paul Carr is delighted to bring to market this well presented three bedroom semi detached property located in the popular Pheasey area and well positioned for local schooling for children of all ages, amenities, and road networks.

The property is approached via the driveway for ample parking providing access to the enclosed porch which then allows access into the hallway with stairs up to the first floor. First door leads to a through lounge/dining room having bay window to the front and door leading onto the rear garden. Further door from the hallway leads to a fitted kitchen which has a good range of wall and floor units and having work surfaces with a stainless steel sink.

On the first floor there are two double bedrooms, both have fitted wardrobes, there is also a good sized third bedroom having storage cupboard. The family bathroom consists of a modern double walk-in shower, wash hand basin and W.C being tiled and with a useful airing cupboard.

To the rear of the property is a landscaped garden having a patio area, lawns with shrub borders and fence enclosed. Through the door from the garden gives access to the utility area which has work surfaces, sink and a door which leads to the garage with up and over door to the front of the property, lighting and electrics.

Viewing is highly recommended to appreciate the accommodation on offer.





Property Specification

SEMI DETACHED
THREE BEDROOMS
THROUGH LOUNGE / DINER
UTILITY AREA
POPULAR PHEASEY ESTATE



Lounge/Diner 21' 4" x 11' 6" (6.5m x 3.5m)

Kitchen 12' 6" x 9' 2" (3.8m x 2.8m)

Entrance Hall 10' 6" x 6' 3" (3.2m x 1.9m)

Utility Area 10' 10" x 5' 3" (3.3m x 1.6m)

Bedroom 1 11' 10" x 10' 2" (3.6m x 3.1m)

Bedroom 2 9' 10" x 9' 6" (3m x 2.9m)

Bedroom 3 8' 6" x 7' 10" (2.6m x 2.4m)

Bathroom 6' 7" x 3' 3" (2m x 1m)

Garage 18' 1" x 8' 6" (5.5m x 2.6m)

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: C

Tenure: Freehold

Floor Plan

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

Energy Efficiency Rating



Map Location

