



Brushfield Road, Great Barr  
Birmingham, B42 2QL

**£240,000**



# Great Barr

£240,000



*Situated on a quiet residential road in a sought-after area of Great Barr, this beautifully maintained and thoughtfully styled three-bedroom home is ready to move into and perfect for modern family living.*

To the front, a neat block paved driveway provides off-road parking and leads you into a secure entrance porch, adding an extra layer of convenience and security.

Step inside to a bright and airy lounge, tastefully decorated with a striking feature fireplace and a bay-style window allowing natural light to fill the space. The room blends modern comfort with character, highlighted by stylish wall art and decorative touches throughout. To the rear, the home opens into a well-proportioned kitchen/diner, fitted with white shaker-style units, wood-effect worktops, and complemented by classic green tiled splashbacks. There's ample space for freestanding appliances, while the layout remains both practical and inviting, perfect for family meals or entertaining. French doors lead seamlessly into a conservatory, offering a versatile extension of living space, ideal as a playroom, reading nook, or second sitting area.

Upstairs, you'll find two generous double bedrooms, with the master featuring built-in wardrobes, and a third single bedroom that works perfectly as a nursery, office, or guest room. The modern family bathroom is finished to a high standard, featuring a shower over the bath, a sleek hand wash basin, a low-level W.C., and a heated towel rail—all designed for comfort, convenience, and a clean, contemporary look.

The rear garden is a real showstopper—landscaped to a high standard and thoughtfully zoned with a central lawn area, gravel stone borders, and a raised patio space ideal for outdoor furniture or summer dining. With mature trees, planting beds, and a shed for garden storage, it's a private, secure outdoor haven to be enjoyed all year round.

This home offers both style and substance in a popular, family-friendly location. Whether you're looking for more space, modern interiors, or an idyllic garden, this property delivers on all fronts. Viewing is highly recommended to appreciate the quality and charm on offer.





## Property Specification

MODERN INTERIORS  
EXTENDED SEMI-DETACHED  
CONSERVATORY  
KITCHEN/DINER  
LANDSCAPED GARDEN



Porch  
2' 6" x 6' 6" (0.77m x 1.97m)

Lounge  
14' 8" x 15' 10" (4.46m x 4.83m)

Kitchen/Dining Room  
14' 5" x 15' 9" (4.39m x 4.81m)

Conservatory  
11' 11" x 13' 1" (3.64m x 4m)

Bathroom  
7' 6" x 5' 6" (2.28m x 1.67m)

Bedroom 1  
12' 8" x 8' 9" (3.86m x 2.66m)

Bedroom 2  
10' 7" x 9' 7" (3.22m x 2.92m)

Bedroom 3  
9' 7" x 6' 9" (2.93m x 2.07m)

### 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



## Energy Efficiency 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

