



Poolehouse Road, Great Barr
Birmingham, B43 7SJ

Offers Over £300,000

Great Barr

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Paul Carr Estate Agents Presents a semi-detached home set in a highly desirable location on Poolehouse Road in Great Barr, B43. This charming and well-maintained family home is ideally positioned for access to well-regarded schools, excellent motorway links, and a variety of local amenities.

Approached via a neatly paved driveway providing off-road parking, the property also benefits from a recessed garage for additional storage or parking use.

Upon entering, you're welcomed into a bright and spacious hallway with modern interiors and handy under-stairs storage. The front lounge is tastefully decorated in neutral tones and enjoys an abundance of natural light from the bay window. This flows seamlessly into the dining area and leads through to the stunning rear kitchen extension – truly the heart of the home. Featuring velux skylights, integrated appliances, and sleek work surfaces, the kitchen also offers a cosy seating area and patio doors that open out onto the garden. A useful utility room is set behind the kitchen, providing extra functionality for busy households.

Upstairs, a well-lit landing gives access to three bedrooms – two of which are doubles, with the master bedroom boasting built-in wardrobe space, and a third single bedroom ideal for a single bedroom, office, or guest space. The family bathroom is beautifully finished in marble-effect tiling and includes a P-shaped corner bath with overhead shower, WC, handwash basin, storage, and a chrome heated towel rail.

Outside, the rear garden offers a perfect balance of relaxation and privacy. With paved patio areas to the front and rear for outdoor seating and entertaining, a central lawn space, mature trees for added seclusion, and secure fencing to the perimeter, it's an ideal space for both families and hosting.

A fantastic opportunity to secure a move-in-ready property in a prime Great Barr location – early viewings are highly recommended. Contact us today to arrange your viewing!





Property Specification

EXTENDED KITCHEN
VELUX SKY WINDOWS
CONTEMPORARY INTERIORS
PRIME LOCATION
OFF ROAD PARKING

Hall
17' 6" x 5' 9" (5.33m x 1.76m)

Lounge
15' 2" x 10' 4" (4.62m x 3.14m)

Dining Area
13' 0" x 10' 0" (3.95m x 3.05m)

Utility Area
8' 11" x 6' 1" (2.71m x 1.86m)

Kitchen Extension
8' 4" x 15' 2" (2.53m x 4.62m)

Bathroom
9' 7" x 5' 11" (2.92m x 1.81m)

Bedroom 1
13' 8" x 10' 2" (4.17m x 3.11m)

Bedroom 2
13' 7" x 10' 5" (4.15m x 3.17m)

Bedroom 3
9' 1" x 5' 10" (2.78m x 1.78m)

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: 30th July 2025

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

Map Location

