



Stonehurst Road, Great Barr
Birmingham, B43 7RL

Offers in Excess of £297,500

Paul Carr Estate Agents are pleased to present this three bedroom detached family home in the heart of the highly sought-after Park Farm Estate.

As you approach the property you will see there is a large driveway suitable for multiple cars with side access to the rear of the property, once inside the property there is a porch with side storage space which leads into the through lounge with stairs leading off to the first floor. The generous size of the lounge makes for an inviting layout, perfect for comfortable family living. Sliding doors off the lounge lead through to the conservatory which gives the property plenty of natural light to fill the lounge area, the conservatory also gives direct access to the garden through patio doors, creating a pleasing indoor-outdoor flow.

The kitchen while traditional in style, has been well cared for offering storage, worktop surface space with a sink and side drainer, the ground floor also benefits from a garage conversion currently which could have multiple uses from a dining area to a home office.

Once upstairs, you will find three well proportioned bedrooms along with a spacious family bathroom, featuring both a separate bath and shower for added convenience, with a separate W.C.

Outside, the secluded rear garden is a true highlight lined with patio area, mature shrubs, this private outdoor space is perfect for relaxing, gardening, or entertaining

This property presents a fantastic opportunity for families looking to settle in a peaceful yet well connected location ideally positioned close to local schools, parks, transport links, and everyday amenities, making it perfect for families and second time movers looking to upsize.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C payable to Walsall 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



Entrance Porch

Lounge

23' 7" x 13' 1" (7.2m x 4m)

Conservatory

9' 6" x 13' 1" (2.9m x 4m)

Kitchen

13' 9" x 6' 7" (4.2m x 2m)

Reception Room

13' 1" x 6' 7" (4m x 2m)

Landing

Bedroom One

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

Bedroom Two

13' 1" x 9' 10" (4m x 3m)

Bedroom Three

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

Family Bathroom

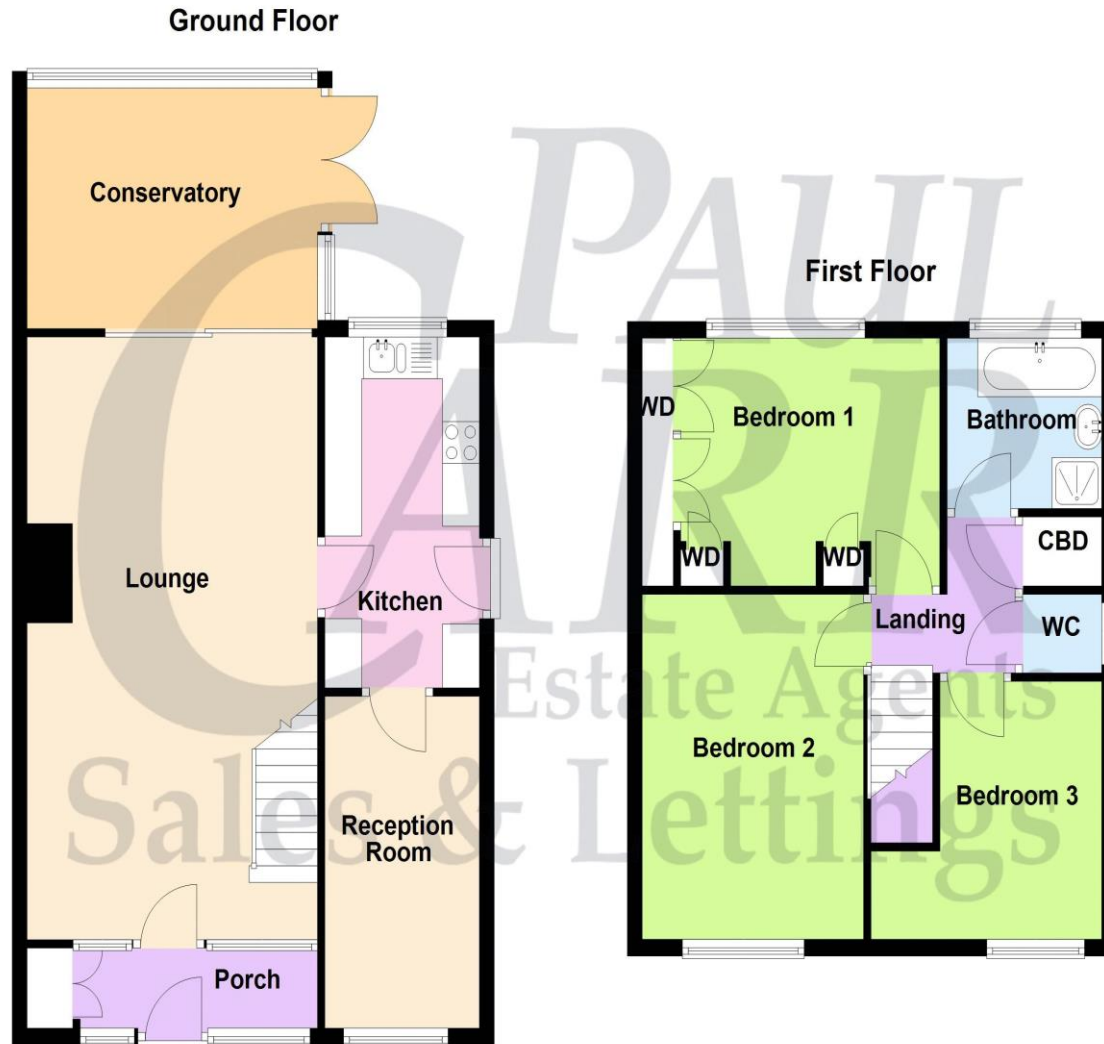
6' 7" x 6' 7" (2m x 2m)





Floor Plan

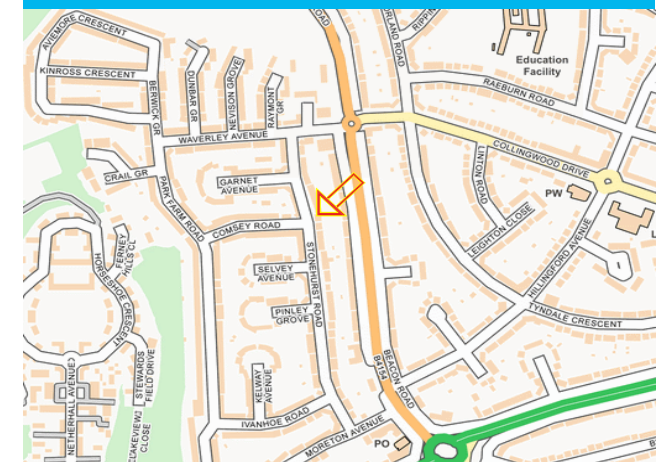
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	50 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: