



Foden Road, Great Barr  
Birmingham, B42 2EW

**£240,000**



# Great Barr

£240,000



*Welcome to the market this lovely three-bedroom family home located on the ever-popular Foden Road in the Perry Beeches district of Great Barr – an excellent residential hub with fantastic access to local amenities, sought-after schools, and the M6 motorway network.*

*Coming to market with no upward chain, this property boasts an eye-catching, spacious garden and a rear garage, making it a fantastic opportunity for families and first-time buyers alike.*

**Property Highlights** • Block-paved driveway providing off-road parking for two vehicles • Spacious and inviting porch • Entrance hallway leading to all downstairs rooms • Dual-aspect lounge and dining/reception room – a cosy front sitting area with an attractive bay window, and an extended rear reception space with a full-length window overlooking the garden • Well presented kitchen featuring laminate flooring, a range of wall and base cabinets, worktops with breakfast bar, colourful splashbacks, space for appliances, and access to the garden via patio door

**First Floor** • Landing with side window and doors to all rooms • Two generous double bedrooms – the front bedroom featuring a charming bay window • A third bedroom, ideal as a child's room or home office • Family bathroom, fully tiled and fitted with bathtub and shower over, W.C, wash hand basin, and airing cupboard housing the boiler

**Outside** A real gem of a garden, perfect for family enjoyment, featuring: • Large paved patio area ideal for entertaining • A DIY bar area for summer gatherings • A lengthy, flat lawn • Rear access garage and fenced boundaries providing privacy

This quality home will appeal to a wide range of buyers, offering a well-presented interior, standout garden, and scope to extend further (subject to planning permission).

Chain free and ready to move into – book your viewing today!







## Property Specification

THREE BEDROOM FAMILY HOME  
NO UPWARD CHAIN  
DRIVEWAY AND GARAGE  
WELL PRESENTED INTERIOR  
EYE CATCHING GARDEN

### Hallway

12' 2" x 5' 3" (3.7m x 1.6m)

### Kitchen

12' 10" x 5' 11" (3.9m x 1.8m)

### Front Lounge

13' 5" x 10' 10" (4.1m x 3.3m)

### Rear Reception Room

12' 6" x 9' 10" (3.8m x 3m)

### Bedroom Three

9' 2" x 5' 11" (2.8m x 1.8m)

### Bedroom One

13' 9" x 9' 10" (4.2m x 3m)

### Bedroom Two

12' 6" x 9' 10" (3.8m x 3m)

### Family Bathroom

6' 11" x 5' 11" (2.1m x 1.8m)



### Agent's Note:

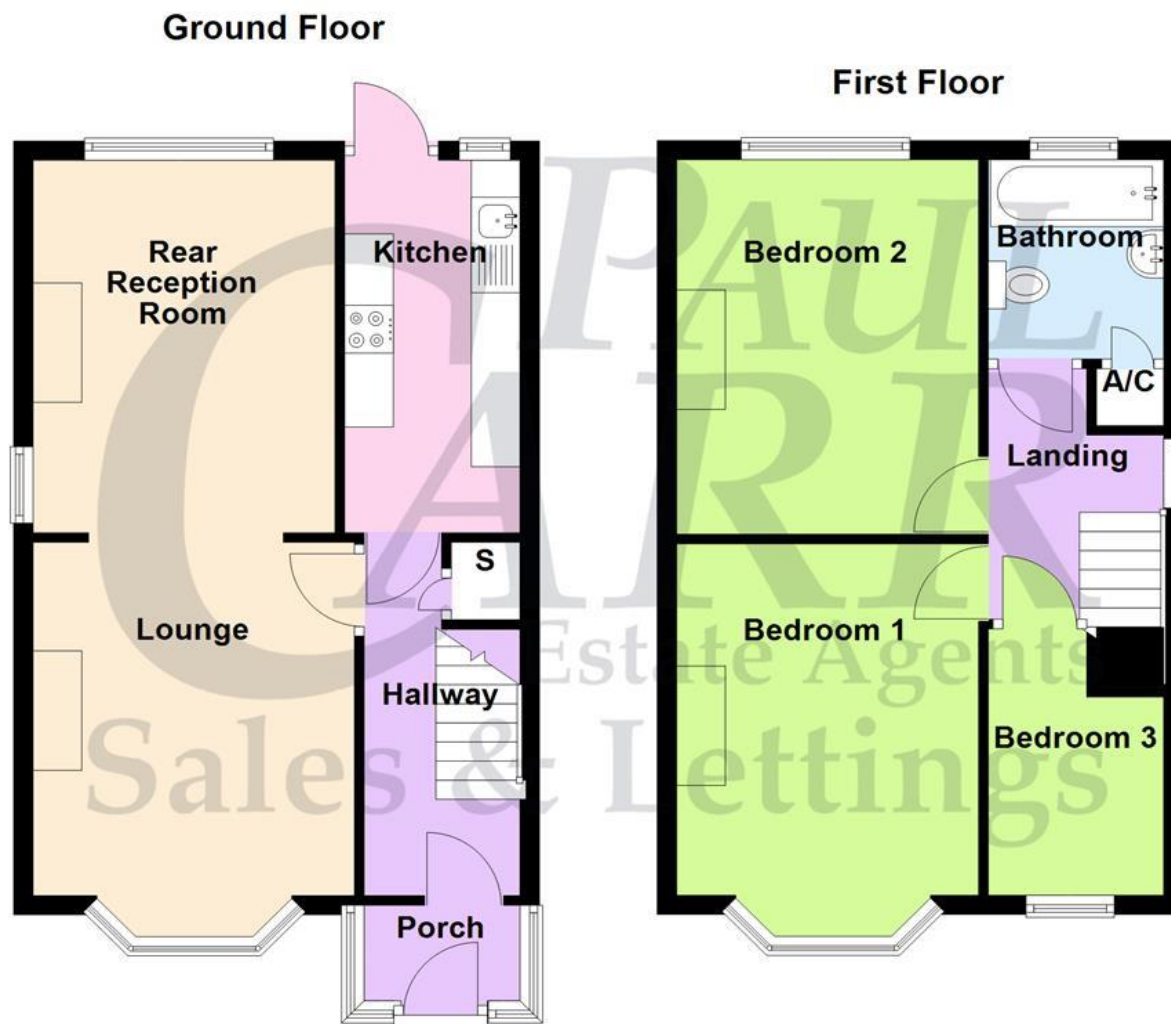
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Came on the market:

### 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		
69-80	C		77 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

