



Poolehouse Road, Great Barr  
Birmingham, B43 7SJ

**Offers Over £300,000**

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**Poolehouse Road, Great Barr - Refurbished Family Home.**

***We are delighted to present this beautifully refurbished family home, perfectly positioned on Poolehouse Road in Great Barr – a quiet residential street ideal for families, with popular local schooling for all age groups, excellent shopping amenities, and easy access to the M6 motorway network.***

**Approach** - The property is set back from the road behind its own driveway with an adjacent front lawn and benefits from a spacious front porch.

**Ground Floor** The welcoming hallway includes a downstairs guest W.C., stairs to the first floor, and doors leading to all rooms.

- **Living Room** - A stylish front reception with herringbone flooring, white fitted shutters with tilt blinds, neutral décor, media wall, and a feature electric fireplace.

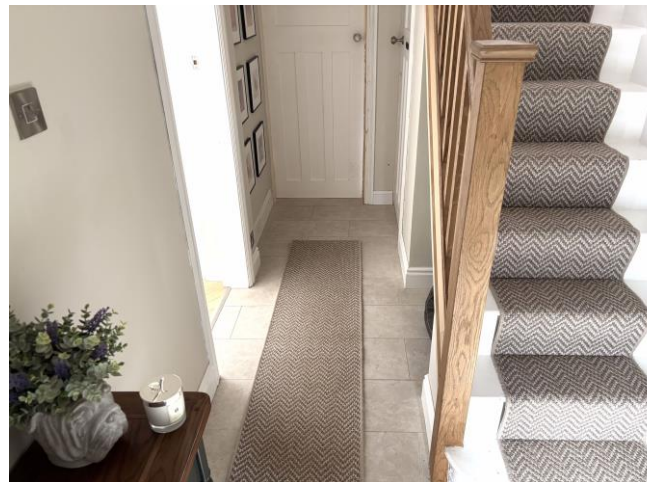
- **Kitchen & Dining Area** - Spanning the width of the rear, this stunning kitchen features a selection of white wall and base units, premium Quartz worktops, Belfast sink with mixer tap, integrated AEG fridge, CDA dishwasher, wine fridge, and space for further appliances. (Some appliances may be available by separate negotiation including Samsung fridge & freezer and double Smeg oven).

- **Dining Space** - A generous area for family mealtimes with Linley opening doors that flow seamlessly into the rear garden.

**First Floor** - The landing gives access to three well-proportioned bedrooms, with bedrooms one and two being generous doubles. All bedrooms are decorated to a high standard and fitted with white blinds.

The family bathroom has been beautifully renovated, featuring a modern suite with bath and shower over, classic metro tile splashbacks, wash basin, W.C with built-in storage, and an additional airing cupboard.

**Outside** - The rear garden enjoys a private aspect thanks to mature ferns and hedges along the boundary. It offers a lawn with a central pathway, gated side access to the shared driveway, and a recessed garage.





## Property Specification

REFURBISHED FAMILY HOME  
STYLISH LIVING ROOM WITH MEDIA WALL  
MODERN KITCHEN WITH QUARTZ WORKTOPS  
RENOVATED FAMILY BATHROOM  
PRIVATE DRIVEWAY AND GARAGE

### Entrance Porch

Hallway 13' 9" x 5' 11" (4.2m x 1.8m)

Living Room 15' 1" x 10' 2" (4.6m x 3.1m)

Guest W.C 3' 3" x 3' 3" (1m x 1m)

Kitchen & Dining Room 13' 5" x 9' 10" (4.1m x 3m)

Kitchen Area 9' 6" x 6' 7" (2.9m x 2m)

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

Bedroom Two 13' 5" x 9' 10" (4.1m x 3m)

Bedroom Three 9' 2" x 6' 7" (2.8m x 2m)

Bathroom 8' 10" x 6' 3" (2.7m x 1.9m)

### Agent's Note:

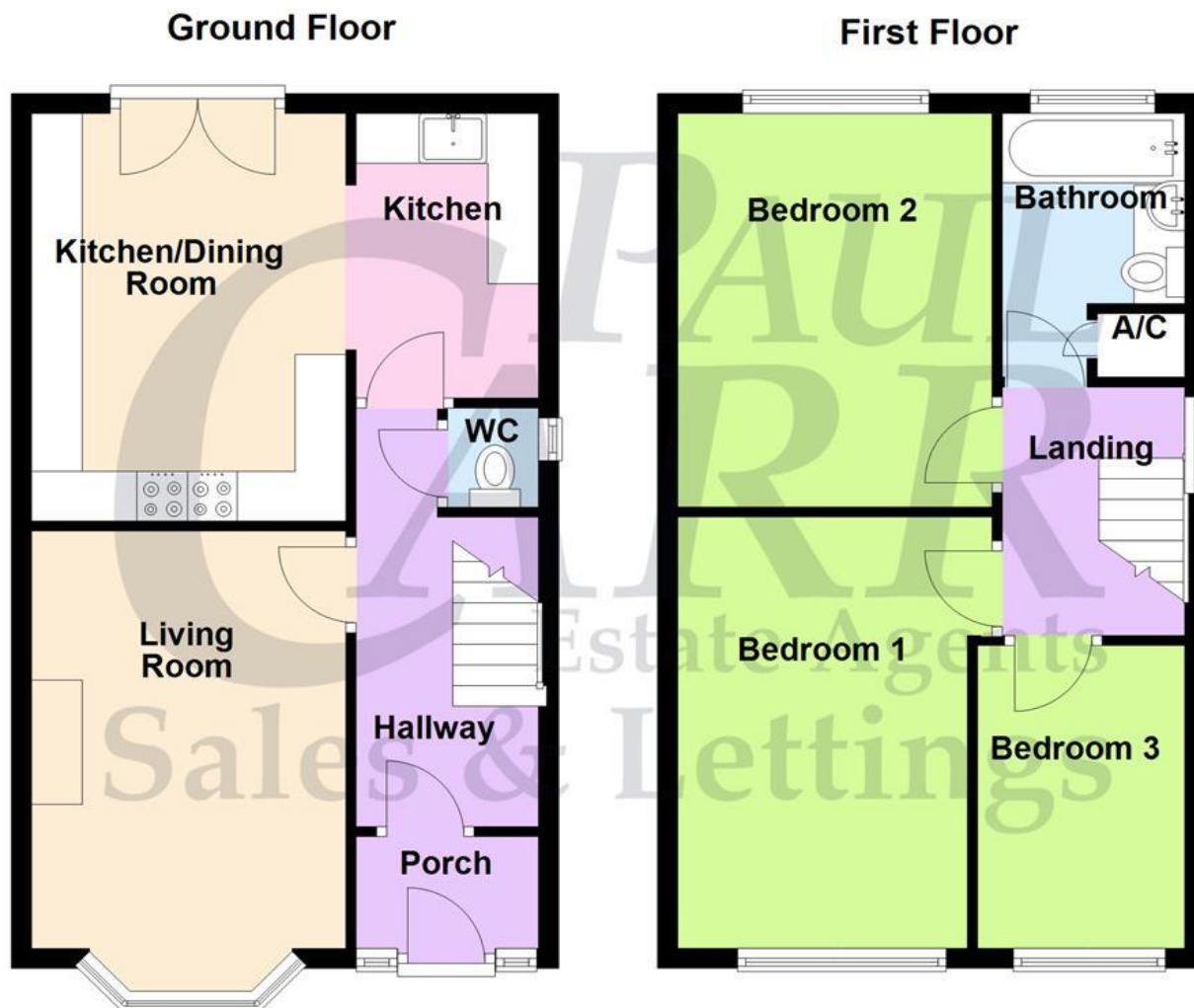
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Map Location

