



Shady Lane, Great Barr  
Birmingham, B44 9HA

**£215,000**



# Great Barr

£215,000



*Paul Carr Estate Agents welcome you to this charming and well-presented two bedroom semi-detached home situated on the ever popular Shady Lane in Great Barr.*

*Perfect for first-time buyers, downsizers or investors alike, this property boasts spacious interiors, a generous garden, and excellent local amenities with schooling for all ages close by.*

To the front, the home offers a block paved driveway providing ample off-road parking, and a welcoming porch entrance that leads into the main living areas. The ground floor features a bright and airy lounge with an attractive electric fire creating a cosy focal point. From here, you're guided through to the galley-style kitchen, fitted with gloss black roll-edge work surfaces, classic wooden wall and base units, and space for freestanding appliances, blending both function and style effortlessly.

At the rear, the home has been extended to include a versatile orangery, ideal for use as a dining space, second sitting area, or home office, with plenty of natural light flowing through and views of the garden.

Completing the downstairs accommodation is a well-sized family bathroom, comprising a W.C, bath with overhead shower, LED mirror, modern tiling, and a heated towel rail for added comfort.

Upstairs, you'll find two generously sized double bedrooms, each offering excellent living proportions.

Externally, the property boasts a lovely rear garden with a raised decking area making it perfect for relaxing or entertaining and a neat lawned area ideal for children or pets. A good sized rear garage provides further flexibility, whether for vehicle storage or as a handy workshop.

This is a fantastic opportunity to purchase a great home in a desirable location, with transport links, schools, and amenities all within easy reach.

Early viewing is highly recommended contact us today to arrange a viewing.







## Property Specification

SEMI-DETACHED  
POPULAR LOCATION  
BLOCK PAVED DRIVE  
TWO DOUBLE BEDROOMS  
REAR EXTENSION  
DECKING GARDEN SPACE

**Porch**  
3' 8" x 4' 2" (1.13m x 1.28m)

**Lounge**  
12' 5" x 14' 4" (3.78m x 4.38m)

**Kitchen**  
10' 10" x 8' 4" (3.31m x 2.54m)

**Bathroom**  
8' 4" x 6' 0" (2.55m x 1.83m)

**Conservatory**  
9' 9" x 13' 6" (2.97m x 4.11m)

**Bedroom 1**  
14' 10" x 11' 6" (4.53m x 3.50m)

**Bedroom 2**  
14' 10" x 8' 5" (4.53m x 2.56m)

### 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:

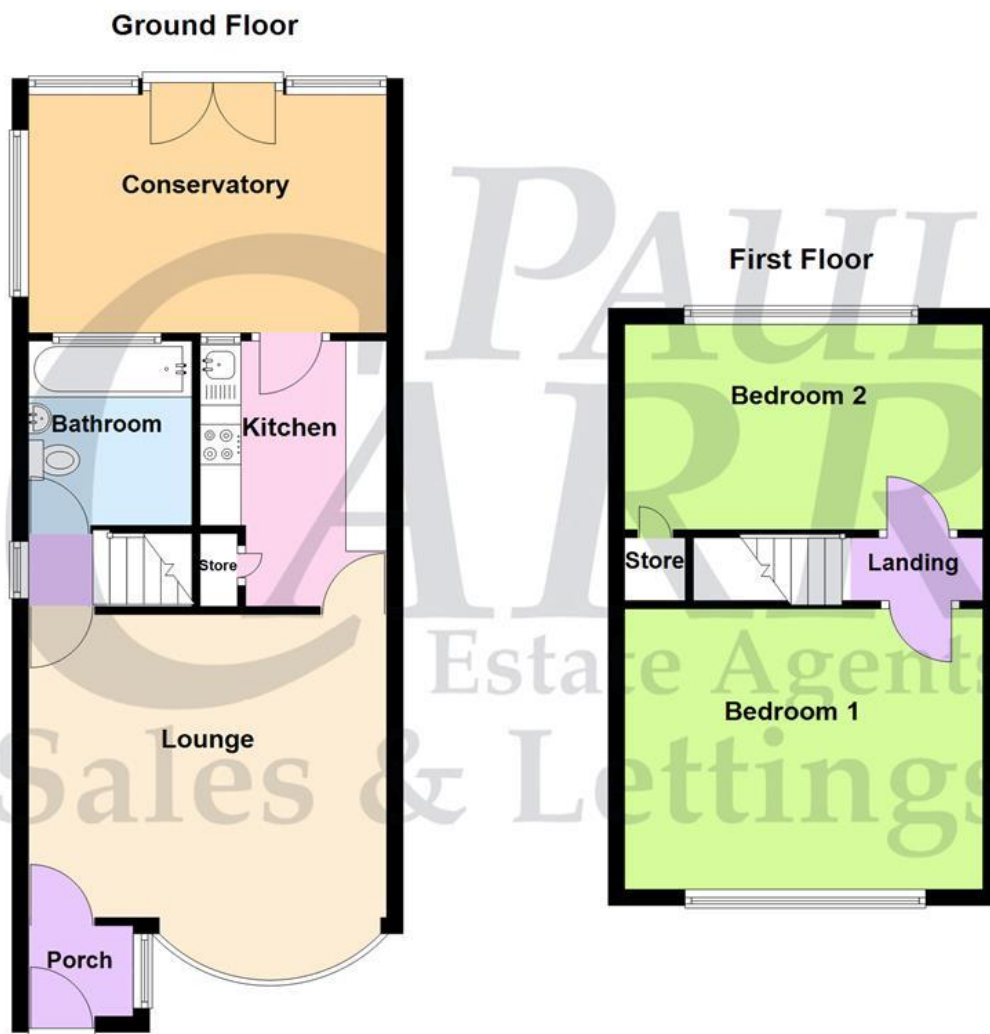
Services connected: mains electricity, gas, water and drainage

Council tax band: B

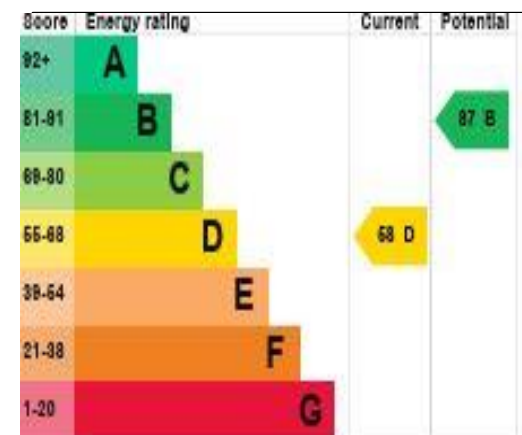
Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating



## Map Location

