



Birmingham Road, Great Barr
Birmingham, B43 7AG

£440,000

Stylish & Spacious – A Unique Three-Bedroom Detached Home on Birmingham Road Perfectly positioned on the ever-convenient Birmingham Road and just moments from Junction 7 of the M6, this striking three-bedroom detached home offers a fantastic blend of comfort, charm, and convenience. With excellent transport links, popular schools, and a variety of shops right on your doorstep, this is an ideal spot for families and commuters alike.

Set back from the road via a handy slip road, the home is fronted by a generous block-paved driveway providing ample parking for multiple vehicles. A welcoming double-glazed porch invites you inside.

Step through into the hallway and you'll find elegant double doors opening into the stylish front reception room, complete with a bright bay window overlooking the front elevation. The hallway also features a useful cloaks cupboard and a dog-leg staircase rising to the first floor, adding both functionality and a touch of architectural character. To the rear, the second reception room offers a versatile space for dining or relaxing, with sliding patio doors and a large fixed window providing lovely views into the conservatory and the private rear garden beyond. The kitchen is both spacious and well-appointed, featuring a comprehensive range of wall and base units with rolled-edge work surfaces. It's equipped with a five-ring hob, double oven, and a double sink with side drainer – perfect for cooking up a storm. Just off the kitchen is a useful utility area with additional wall units and worktop space, along with access to the guest W.C and a side door to the exterior. The W.C also houses the boiler within a built-in cupboard.

Upstairs, the home offers three well-sized bedrooms – two comfortable doubles with the rear bedroom having fitted wardrobes and a third single bedroom. The modern family bathroom is beautifully finished with sleek contemporary tiling and comprises a bath, a large double shower cubicle, a hand wash basin, and a low-level W.C, all set within stylish vanity units.

Outside, the rear garden is a peaceful haven with a central lawn, mature shrub borders, and a charming ornamental pond – a perfect setting for outdoor dining or relaxing in the warmer months. The property also includes an integral garage with double-opening doors, offering excellent storage or conversion potential.

A real bonus – the home offers exciting scope for further development. There is fantastic potential to extend over the adjacent garage (subject to the usual planning approvals) and to the rear of the home, with planning permission in place for a wrap-around extension and loft extension – ideal for those looking to create a more expansive living space or future-proof their home.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E payable to Sandwell 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

Hallway

10' 2" x 8' 2" (3.1m x 2.5m)

Kitchen

15' 1" x 10' 6" (4.6m x 3.2m)

5' 7" x 8' 2" (1.7m x 2.5m)

Guest W.C

5' 7" x 4' 7" (1.7m x 1.4m)

Front Reception Room

14' 5" x 12' 2" (4.4m x 3.7m)

Rear Reception Room

13' 1" x 11' 6" (4m x 3.5m)

Conservatory

11' 10" x 11' 6" (3.6m x 3.5m)

First Floor Landing

Bedroom One

14' 5" x 11' 10" (4.4m x 3.6m)

Bedroom Three

9' 6" x 7' 10" (2.9m x 2.4m)

Bedroom Two

13' 5" x 11' 6" (4.1m x 3.5m)

Family Bathroom

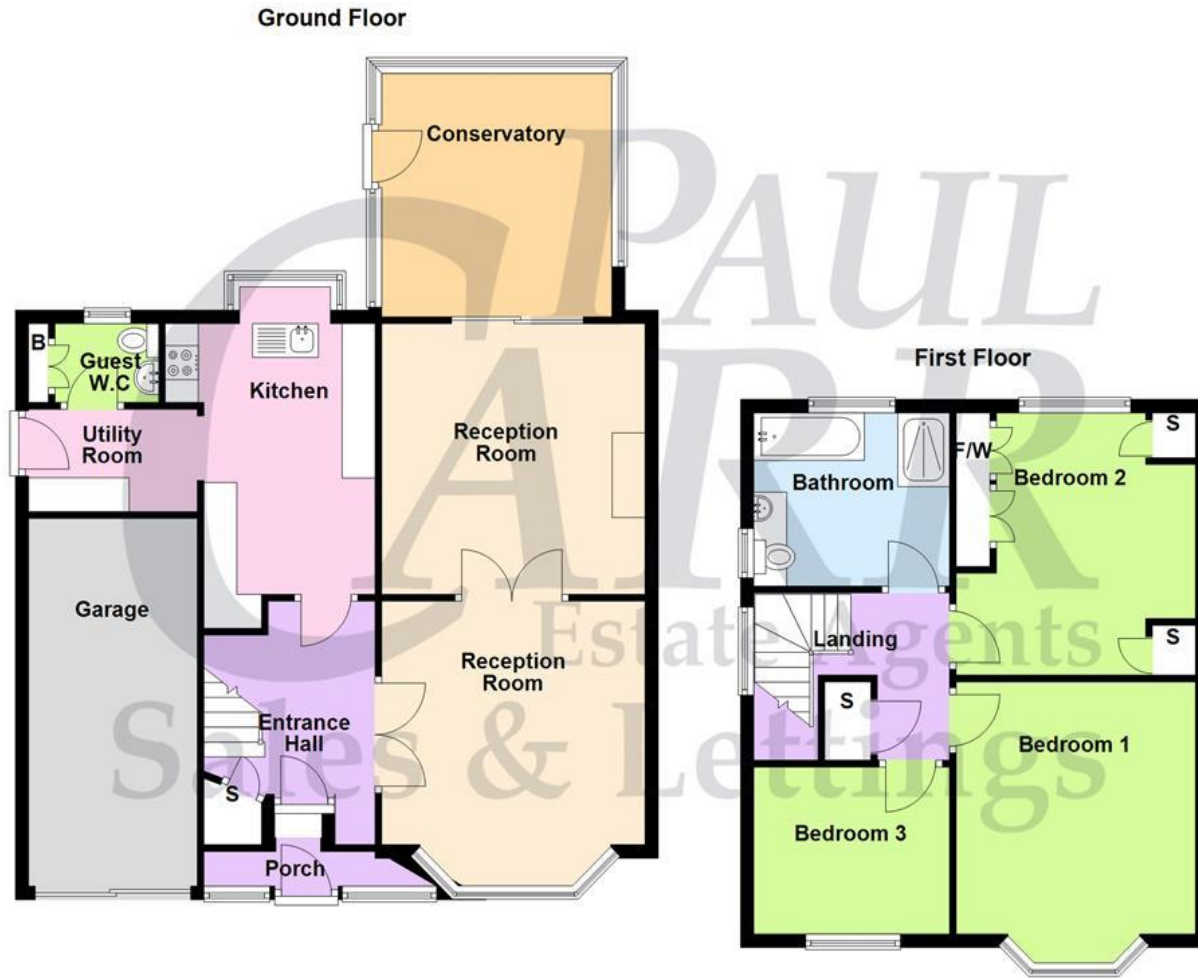
9' 6" x 8' 2" (2.9m x 2.5m)





Floor Plan

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

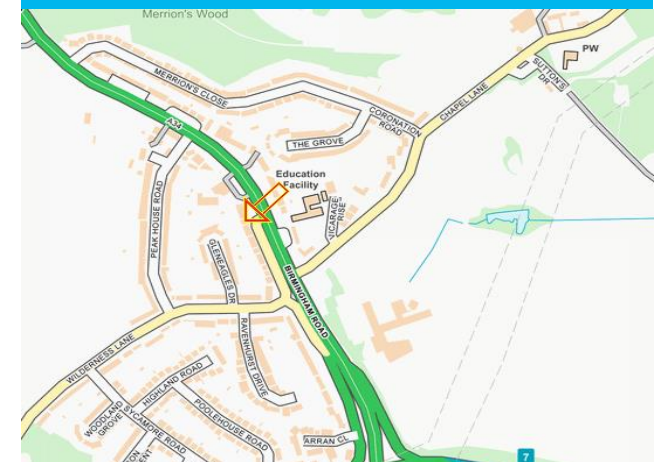


Energy Performance Rating

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	60	
(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







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: 1st August 2025