



Pomeroy Road
Great Barr

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Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented and deceptively spacious three bedroom semi-detached family home with stunning views stretching over all of Birmingham and the surrounding countryside

The property briefly comprises: entrance hallway, spacious front lounge, extended rear kitchen-diner, downstairs WC, landing, three bedrooms, modern family bathroom plus a useful attic space.

Externally there is a driveway with parking for two vehicles (or option to keep to the existing storage unit), plus a stunning tiered garden with patio areas ideal for entertaining guest, and artificial lawn perfect for pets and children to play. The rear garden offers views across Birmingham to the Clent Hills.

Other features include: UPVC double glazing throughout and gas central heating provided by a modern gas combi-boiler.

It is situated in the north Birmingham suburb of Great Barr and is well placed to take advantage of the various road and rail network links nearby. The A34, a main route into Birmingham, is a short distance away and Junction 7 of the M6 is situated a mile or so to the north. Three railway stations, the nearest being Hamstead, provide convenient access to local and national rail connections.

ENTRANCE HALLWAY:

Front door into entrance hall with radiator, stairs to first floor landing and laminate flooring.

DOWNSTAIRS WC:

Suite comprising low level WC, basin, heated towel rail and double glazed window to side elevation.

LOUNGE:

11'4" x 19'3"

Double glazed bay window to front elevation, radiator and feature fireplace.

KITCHEN-DINER:

17' x 12'7"

Kitchen comprises a selection of wall mounted cupboards and base units with granite work surfaces and breakfast bar incorporating sink and drainer unit. Integrated appliances include dishwasher, washing machine, fridge, freezer, oven and grill plus gas hob with extractor over. Tiled flooring, radiator, double glazed window to rear elevation and double glazed French doors to rear garden.

LANDING:

With double glazed window to side elevation, door to the bedrooms, bathroom and pull down ladder to the attic space.

BEDROOM ONE:

15'8" x 9'9"

Double glazed bay window to front elevation and radiator.

BEDROOM TWO:

9'11" x 9'8"

Double glazed window to rear elevation and radiator.





BEDROOM THREE:

7'10" x 8'2"

Double glazed window to front elevation and radiator.

BATHROOM:

Suite comprising panelled bath with shower over, low level WC and wall mounted drawer wash basin. Heated towel rail and double glazed window to rear elevation.

ATTIC SPACE:

Part converted space with laminate flooring, light and electric points, eaves storage space, Velux skylight to the rear, accessed via a pull down ladder.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

DISCLAIMER:

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