



Grindleford Road, Great Barr
Birmingham, B42 2SQ

£250,000

Great Barr

£250,000

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Discover this beautifully modernised three-bedroom terrace home in the heart of Great Barr, perfectly positioned close to well-regarded schools, excellent transport links and local amenities.

Set behind a block-paved driveway with a secure porch, the property offers Freehold Tenure and a welcoming lounge, flooded with natural light and ideal for both family living and entertaining, flowing effortlessly into the dining area, complete with patio doors the space extends into a stylish kitchen extension. fitted with a generous range of wall and base units, integrated appliances, and space for free-standing appliances. It is a unique selling point that truly sets the home apart.

Upstairs, you'll find two double bedrooms, a third single room and a modern family bathroom, tastefully tiled with a shower over bath, heated towel rail, and contemporary finish.

To the rear, a private garden offers patio seating, lawn, and an additional stone area, all fully fenced and not overlooked, ensuring a real sense of seclusion.

With gas central heating, double glazing, and stylish decor throughout, this home balances comfort and convenience for families or professionals looking for a move-in ready property in a sought-after location.





Property Specification

POPULAR LOCATION
PRIVATE DRIVEWAY
FREEHOLD PURCHASE
REAR KITCHEN EXTENSION
SEPARATE DINING SPACE

Living Room
4.81m (15'9") x 4.26m (14')

Dining Area
4.75m (15'7") x 2.89m (9'6")

Kitchen Area
4.65m (15'3") x 2.35m (7'9")

Bathroom
1.99m (6'6") x 1.80m (5'11")

Bedroom 1
3.69m (12'1") x 3.45m (11'4")

Bedroom 2
3.45m (11'4") x 3.01m (9'11")

Bedroom 3
9' 9" x 6' 9" (2.98m x 2.07m)

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:

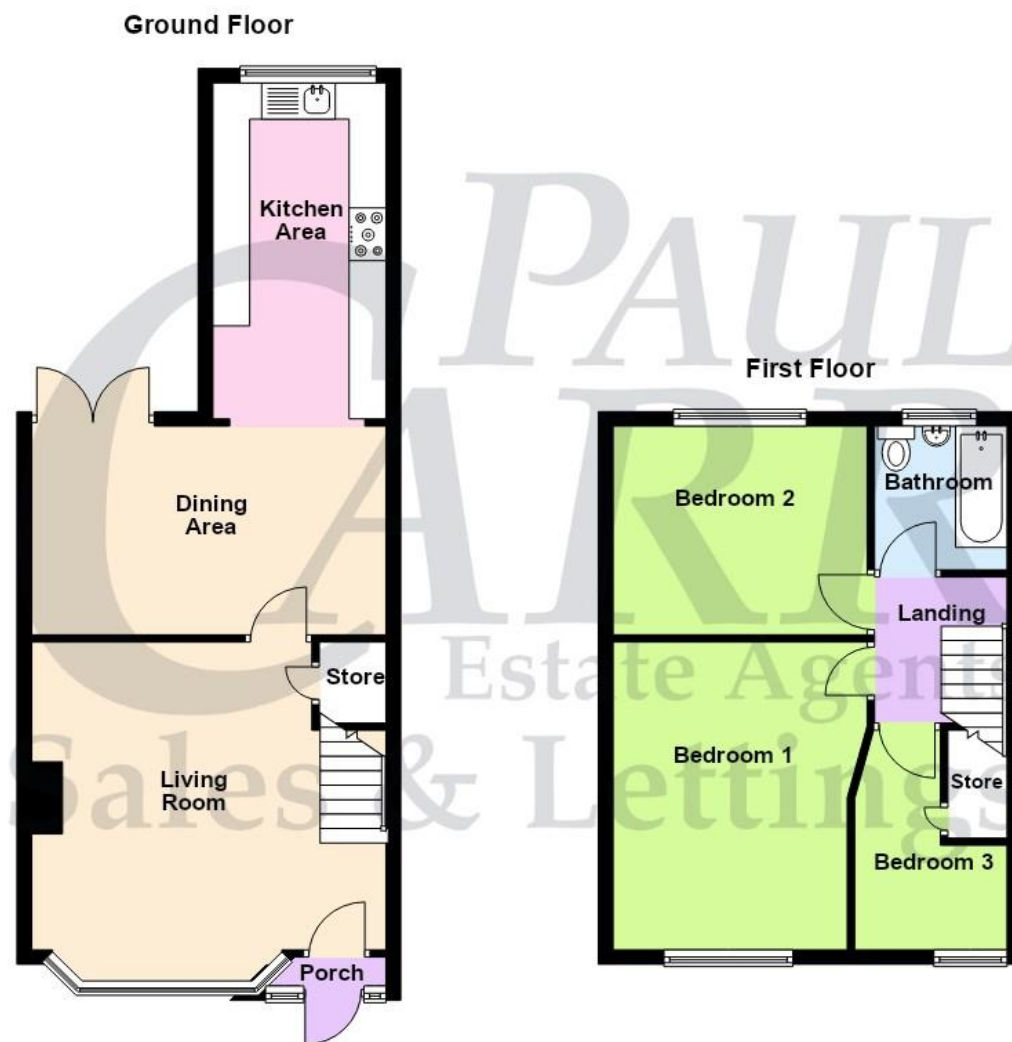
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Viewer's Note:

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		90 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

