



Duxford Road, Great Barr  
Birmingham, B42 2JD

Offers in Excess of £255,000

# Great Barr

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*We are delighted to bring to the market this spacious family home, ideally positioned within a highly popular residential area of Great Barr. Offering superb access to excellent local schooling, a range of amenities, and convenient transport links including the M6 motorway network, this property is perfect for families seeking space and practicality.*

**Added advantage:** the property is offered with no upward chain.

**Property Highlights** Front Exterior • Attractive double block-paved driveway • Useful storm porch providing sheltered access

**Ground Floor Entrance Hallway** • Welcoming hallway with handy built-in storage cupboard Two Reception Rooms • Dining Room: Bay fronted with modern décor and double doors leading into the lounge • Living Room: A generous reception space featuring stylish laminate flooring and French doors opening onto the rear garden Galley Kitchen • Fitted with a comprehensive range of wall and base units • Worktops with inset sink and drainer • Electric hob and oven • Space for additional integrated and freestanding appliances

**First Floor Accommodation** Landing • Provides access to all rooms Bedrooms • Two excellent double bedrooms • Third single bedroom, ideal as a child's room, home office, or nursery All bedrooms are finished in modern neutral tones with soft, plush carpets. Family Shower Room • Contemporary suite comprising: wash basin with vanity storage o W.C. o Quadrant shower enclosure with modern fittings o Heated towel rail

**Externally Rear Garden** • A spacious and lengthy garden, perfect for families and entertaining • Large paved patio area ideal for outdoor dining and social gatherings • Dedicated DIY hobby or bar area  
Impressive rear access garage/outbuilding, complete with its own loft storage space

A tremendous family home that truly ticks all the boxes. Early viewing is highly recommended - book yours today!





## Property Specification

THREE BEDROOM FAMILY HOME  
SEMI DETACHED  
WELL PRESENTED INTERIOR  
SPACIOUS GARDEN  
PRIVATE DRIVEWAY

### Porch

Hallway 13' 9" x 5' 7" (4.2m x 1.7m)

Kitchen 14' 9" x 5' 11" (4.5m x 1.8m)

Lounge 18' 4" x 9' 10" (5.6m x 3m)

Dining Room 12' 10" x 9' 10" (3.9m x 3m)

Landing 6' 3" x 5' 3" (1.9m x 1.6m)

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

Bedroom Two 12' 10" x 9' 10" (3.9m x 3m)

Bedroom Three 7' 3" x 5' 3" (2.2m x 1.6m)

Shower Room 7' 10" x 5' 3" (2.4m x 1.6m)

Garage/ Outbuilding 24' 3" x 16' 5" (7.4m x 5m)

### 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

