PAUL CARR Estate Agents Sales & Lettings

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Wensleydale Road, Great Barr
Birmingham, B42 1PS

Offers Over £255,000

Great Barr

Offers Over £255,000

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A fantastic opportunity to purchase this **extended three-bedroom semi-detached home**

ideally positioned on a popular and well-regarded road in Great Barr. Offering spacious and versatile accommodation throughout, the property would make a perfect first-time home** while also presenting an excellent **investment opportunity

Set behind a generous front driveway providing off-road parking for two cars, the property is entered via a welcoming reception hall. The ground floor features a spacious open-plan lounge and dining room, creating a fantastic sociable space ideal for modern family life and entertaining. To the rear, the property has been extended to provide a modern and well-presented kitchen with ample wall and base units, together with a useful separate utility room and a stylish downstairs shower room, adding excellent practicality to the home.

Upstairs, there are three good-sized bedrooms, including two double bedrooms and a well-proportioned single room, alongside the family bathroom.

Outside, the rear garden is a good size and begins with a paved patio area, perfect for outdoor seating and entertaining, leading onto a lawned garden with the added benefit of access to the rear right of way.

With its extended accommodation, popular Great Barr location and excellent potential for both homeowners and investors alike, this superb property is one not to be missed. Contact us today to arrange your viewing and see everything this fantastic home has to offer.



















Property Specification

THREE BEDROOM SEMI DETACHED
PERFECT FIRST TIME HOME
FRONT DRIVEWAY
EXTENDED AT THE REAR
MODERN KITCHEN

Reception Hall

Lounge 3.04m (10') max x 3.02m (9'11")

Dining Room 4.83m (15'10") x 3.62m (11'11")

Kitchen 3.44m (11'3") x 2.14m (7')

Utility 2.14m (7') x 1.32m (4'4")

Shower Room 2.29m (7'6") x 2.26m (7'5")

Landing

Bedroom 1 3.55m (11'8") into bay x 2.85m (9'4")

Bedroom 2 3.48m (11'5") max x 2.85m (9'4")

Bedroom 3 1.93m (6'4") x 1.60m (5'3")

Bathroom 2.06m (6'9") max x 1.60m (5'3")

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: 12th August 2026

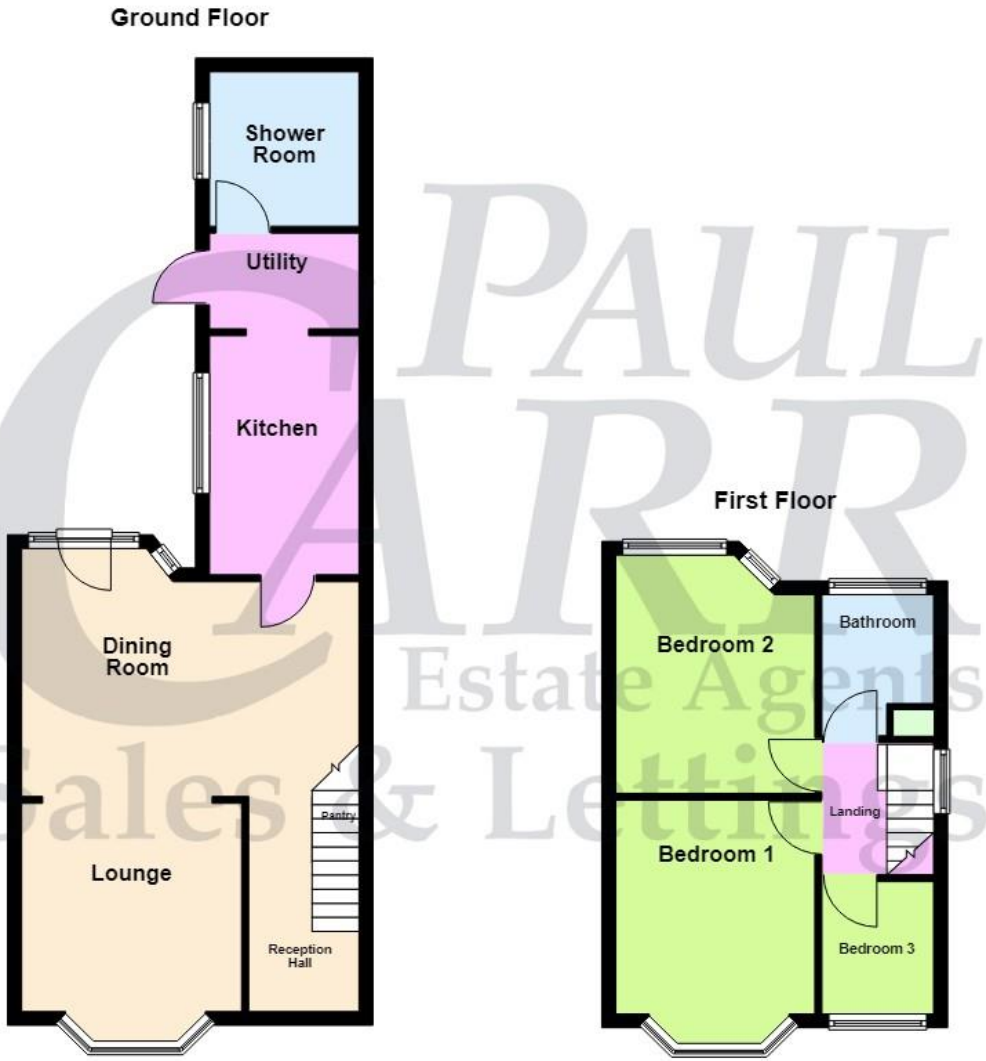
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £57 including VAT) applies which covers the cost of **obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.**

Viewer's Note:

Services connected: Electric,Gas,Water and mains 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

New Instruction Awaiting E.P.C.

Map Location



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