



Southgate Road, Great Barr  
Birmingham, B44 9AP

£260,000



# Great Barr

£260,000

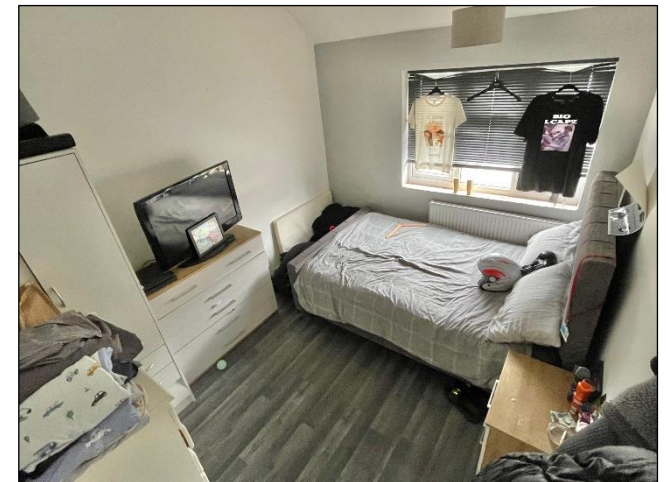


Offered with no upward chain, this extended four bedroom terraced is ideal for a growing family and is located on this popular road close to local shops and public transport services.

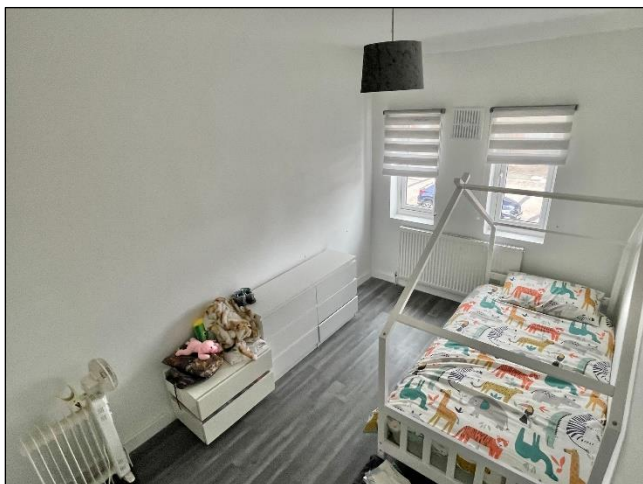
Set behind a gravelled frontage (kerb not dropped), the property is accessed via a reception hall with stairs off and access to the dining kitchen as well as the lounge which has a window to the front and an opening into the dining kitchen which has a range of units with a built in oven and hob, space for a washing machine and ample room for a table and chairs. There is a window and door to the utility area with storage off and doors to the garden and shared side passage whilst an opening leads to the playroom / office extension which offers a versatile layout.

On the first floor there are four bedrooms, the master is a double with a window to the front and a storage cupboard and the second bedroom is also a double with a window to the rear. The third bedroom is an excellent size with two windows to the rear whilst the fourth bedroom is also a good size and has two windows to the front. The modern bathroom has a white suite, part wall tiling and a window to the rear.

Outside there is a rear garden with a rear right of way, a shared side passage and this double glazed and centrally heated property must be viewed.







### 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: 17.11.2025

**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 £40 + VAT (£48 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.

## Property Specification

FOUR BEDROOMS  
MID TERRACED  
KITCHEN DINING ROOM  
PLAYROOM/OFFICE  
UTILITY AREA

Reception Hall  
3.61m (11'10") x 2.11m (6'11")

Lounge  
3.61m (11'10") x 3.22m (10'7")

Kitchen / Dining Room  
5.43m (17'10") x 3.17m (10'5")

Play Room / Office  
4.28m (14') x 2.72m (8'11")

Utility Area  
4.28m (14') x 3.47m (11'5") max

Bedroom 1  
3.65m (12') x 3.29m (10'10")

Bedroom 2  
3.23m (10'7") x 2.71m (8'11")

Bedroom 3  
3.70m (12'2") x 2.35m (7'9")

Bedroom 4  
3.21m (10'7") x 2.35m (7'9")

Bathroom  
2.27m (7'5") x 1.38m (4'6")

### Viewer's Note:

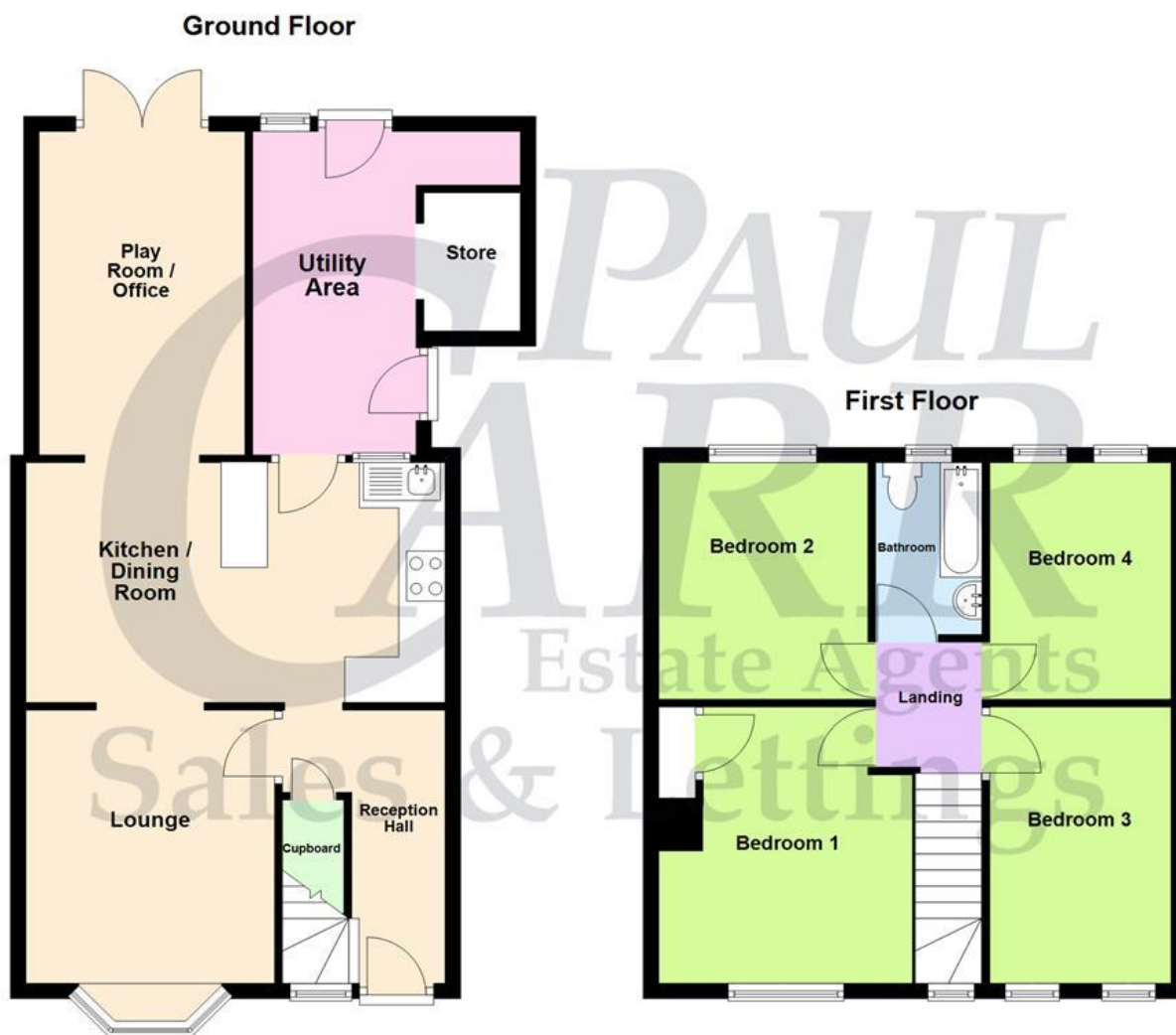
Services connected: Gas Electric Water Drainage

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

## Map Location

