FOR SALE

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Birmingham Road*

Great Barr, Birmingham, B43 6NX

Midland Residential are delighted to bring to market this stunning, newly renovated four-bedroom detached property situated in a sought-after location of Great Barr. Conveniently located close to a range of local amenities, including supermarkets and schools, with excellent transport links to the M5 and M6 motorways. This bright and modern accommodation briefly comprises: an enclosed porch, welcoming and thoughtfully designed entrance hallway, open-plan reception room, brand new kitchen with separate lobby, storeroom and guest WC with a door leading into the garage area. With an open design staircase leading to the first floor landing offering four well-proportioned bedrooms with two at the fore and two at the rear, a modern newly fitted bathroom featuring a separate bath and shower enclosure with a thermostatic shower bar, a separate WC room. Externally, the property benefits from a good-sized rear garden with a mature lawn, plants and shrubs, along with a mature pond, alongside a garage offering further potential. Further benefits include central heating with a brand new boiler and double glazing, where specified. This property is ideal for first-time buyers, families and investors alike. Viewings are strictly by appointment only.

Offers In The Region Of £395,000

47 Birmingham Road*

Great Barr, Birmingham, B43 6NX

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- Detached House
- Modern Throughout
- Double Glazed (ws)
- Council Tax D
- Four Bedrooms
- Chain Free
- Gas Central Heating
- Newly Renovated
- Garage
- EPC D

Approach
Having a mature lawn with a selection of plants and shrubs, off-road parking at the fore with garage access, gated access leading through to the rear, with steps leading to an enclosed porch.

Porch
1'3" x 10'7" (0.39 x 3.24)
Having UPVC double glazed windows with obscure glass, UPVC park part double glazed door glazed, tiled flooring, ceiling light points, leading through to

Entrance Hallway
Having a UPVC part-glazed entrance door, tiled flooring, central heating radiator, ceiling light point, mains-operated smoke detector, stairs to the first floor, understairs storage having gas and electric meters, single-glazed obscure window providing natural light from the porch area, doors leading thereof

Living Room
25'0" (into bay) x 15'11" (widesnt point) (7.64 (into bay) x 4.87 (widest point))
Having an L-shaped design, laminate flooring, two central heating radiators, dual aspect windows to the fore and rear with a three-sided UPVC double-glazed window to the fore with secondary glazing window unit, UPVC double-glazed French doors, and side units leading to the rear, ceiling light points.

Kitchen
10'10" x 7'8" (3.31 x 2.34)
Having tiled flooring, a selection of modern wall and base units with matching door fronts, with laminated work surface - having a stainless steel sink with mixer tap over inset, Beko gas hob electric oven below with a cooker extractor fan over, central heating radiator, ceiling light point, built-in unit, housing a Baxi eco central heating boiler, ceiling light point, door leading through to the Lobby area, having tiled flooring, ceiling light point and doors leading thereof

Downstairs WC
4'6" x 2'9" (1.38 x 0.84)
Having tiled flooring, wash hand basin with tap over, close-coupled WC, part wall tiles, UPVC double-glazed window with obscure glass to the rear, ceiling light point

Store Room
4'5" x 2'7" (1.35 x 0.81)
Having tiled flooring, a selection of wall shelves, electric fuse board, ceiling light point

Stairs and Landing
Having a mid-winder stair design, with a fitted carpet and handrail, UPVC double-glazed window with obscure glass to the side elevation, loft hatch access point from landing, mains-operated smoke detector, ceiling light point, doors leading thereof

Bedroom 1
14'0" (into bay) x 12'10" (4.28 (into bay) x 3.92)
Having a fitted carpet, central heating radiator, UPVC double-glazed three-sided bay window to the fore with secondary framed glazed unit, ceiling light point

Bedroom 2
7'1" x 11'0" (2.18 x 3.36)
Having a fitted carpet, UPVC double-glazed window to the four, with a secondary glazing unit, central heating radiator, ceiling light point

Bedroom 3
10'11" x 8'10" (3.33 x 2.70)
Having a fitted carpet, central heating radiator, UPVC double-glazed window to the rear, ceiling light point

Bedroom 4
7'10" x 7'6" (2.39 x 2.29)
Having a fitted carpet, central heating radiator, UPVC double-glazed window to the rear, ceiling light point

Bathroom
6'7" x 7'3" (2.01 x 2.21)
Having tiled flooring, bath and side panel with mixer tap over, wash hand basin with mono tap over and vanity unit below, rectangular shower closure and tray with thermostatic shower Paul and Risa, central heating radiator, extractor fan, UPVC double-glazed window with obscure glass to the rear, ceiling light point, modern decorative wall panels

WC
2'7" x 4'4" (0.80 x 1.33)
Having tiled flooring, close-coupled WC, UPVC double-glazed window to the side elevation, ceiling light point

Garden
Having a slabbed patio with side access leading through to a gated front entrance at the fore, a mature lawn with a selection of mature plants, shrubs and trees, fish pond at the rear, door access leading through to the garage at the side

Garage
19'3" (furthest point) x 10'4" (widest point) (5.89 (furthest point) x 3.15 (widest point))
Having up and over garage doors, UPVC door part-glazed door leading through to the kitchen lobby, fitted worksurface with washing machine plumbing below, single glazed window and door leading through to the rear, ceiling light points.

Material Information
Ask Agent







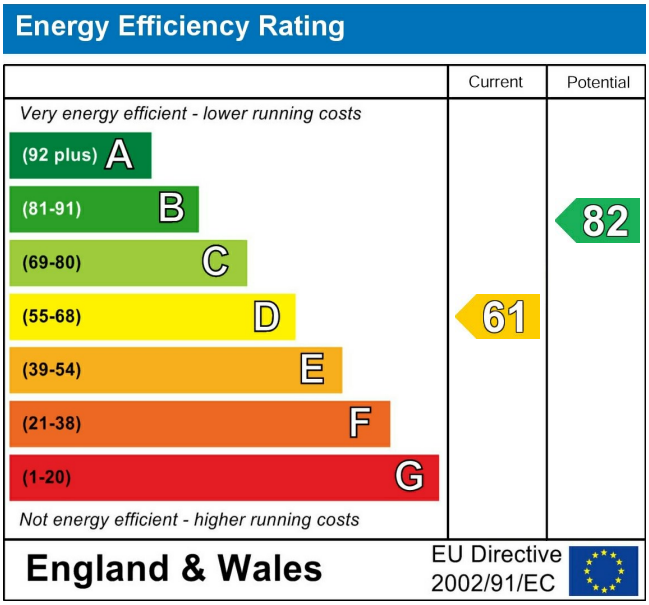


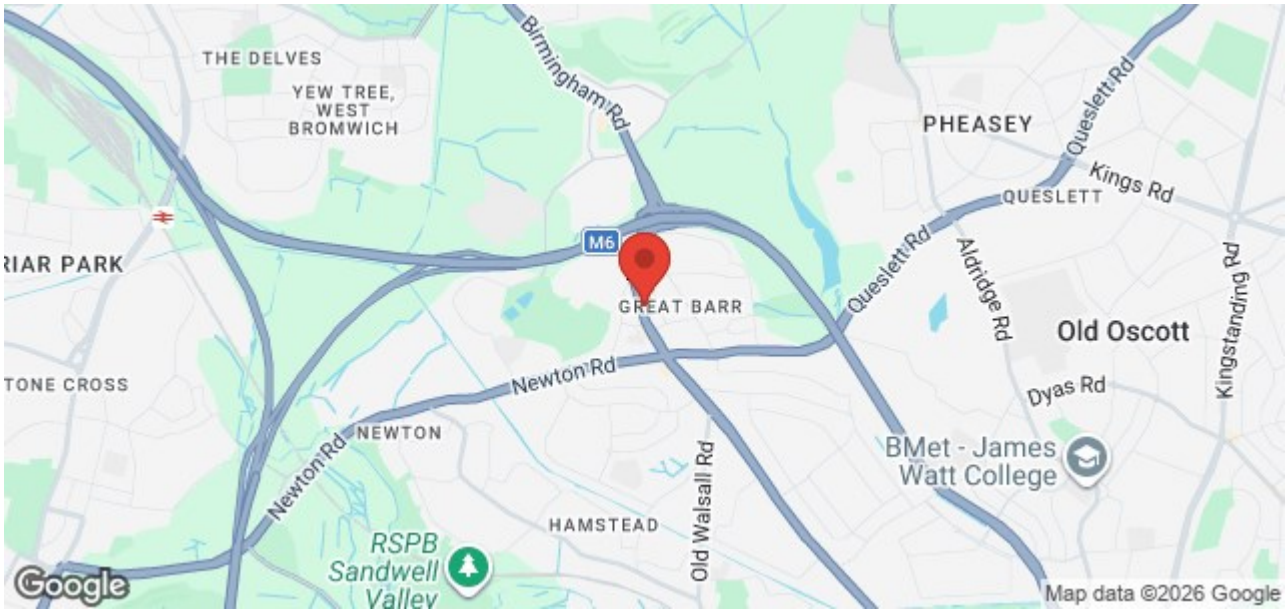












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