



Fowlmere Road, Great Barr  
Birmingham, B42 2EA

Offers Over £220,000

# Great Barr

Offers Over £220,000



*Situated on the popular Fowlmere Road in the heart of Great Barr, this well presented three bedroom mid-terrace property offers excellent access to well regarded schools, local amenities and convenient transport links, making it an ideal choice for families, first time buyers and commuters alike.*

To the front, the property benefits from off road parking for multiple vehicles, with paved steps leading to the main entrance.

Upon entry, you are welcomed into a bright and inviting lounge featuring stylish blue décor and a charming bay window that allows for plenty of natural light. Sliding doors provide access to additional living space, creating a versatile second reception area that can be used as a dining room, family room or home office, complemented further by a dedicated study area ideal for modern working requirements.

The property has been thoughtfully extended to the rear to create a spacious kitchen, fitted with a range of white wall and base units, offering ample storage and worktop space. The kitchen is enhanced by ceiling spotlights and a Velux skylight, allowing natural light to flood the space and create a bright, contemporary feel. A useful side utility area provides additional practicality and storage.

Upstairs, the property offers three well proportioned bedrooms, consisting of two generous double rooms and a well sized single bedroom, suitable for a child's room, guest room or home office. The accommodation is completed by the main family bathroom, finished beige tiling, creating a comfortable and functional space.

Externally, the rear garden provides an excellent outdoor retreat, featuring a patio area ideal for garden furniture and outdoor entertaining, with further lawn space extending to the rear.

*Offered chain free, this property presents a fantastic opportunity for buyers seeking a well located and spacious home in a desirable residential area.*





## Property Specification

OFF ROAD PARKING  
STUDY SPACE  
REAR EXTENSION  
ADDITIONAL UTILITY SPACE  
THREE GOOD SIZED BEDROOMS

Lounge 4.59m (15'1") x 4.01m (13'2")

Lounge Area 5.87m (19'3") x 2.22m (7'3")

Study 3.49m (11'5") x 2.27m (7'5") max

Kitchen Extension 3.08m (10'1") x 2.63m (8'8")

Utility 3.12m (10'3") x 1.62m (5'4")

Bathroom 2.36m (7'9") x 1.65m (5'5")

Bedroom 1 3.32m (10'11") x 2.66m (8'9")

Bedroom 2 3.36m (11') x 2.69m (8'10")

Bedroom 3 4.58m (15') x 1.50m (4'11")

### 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:

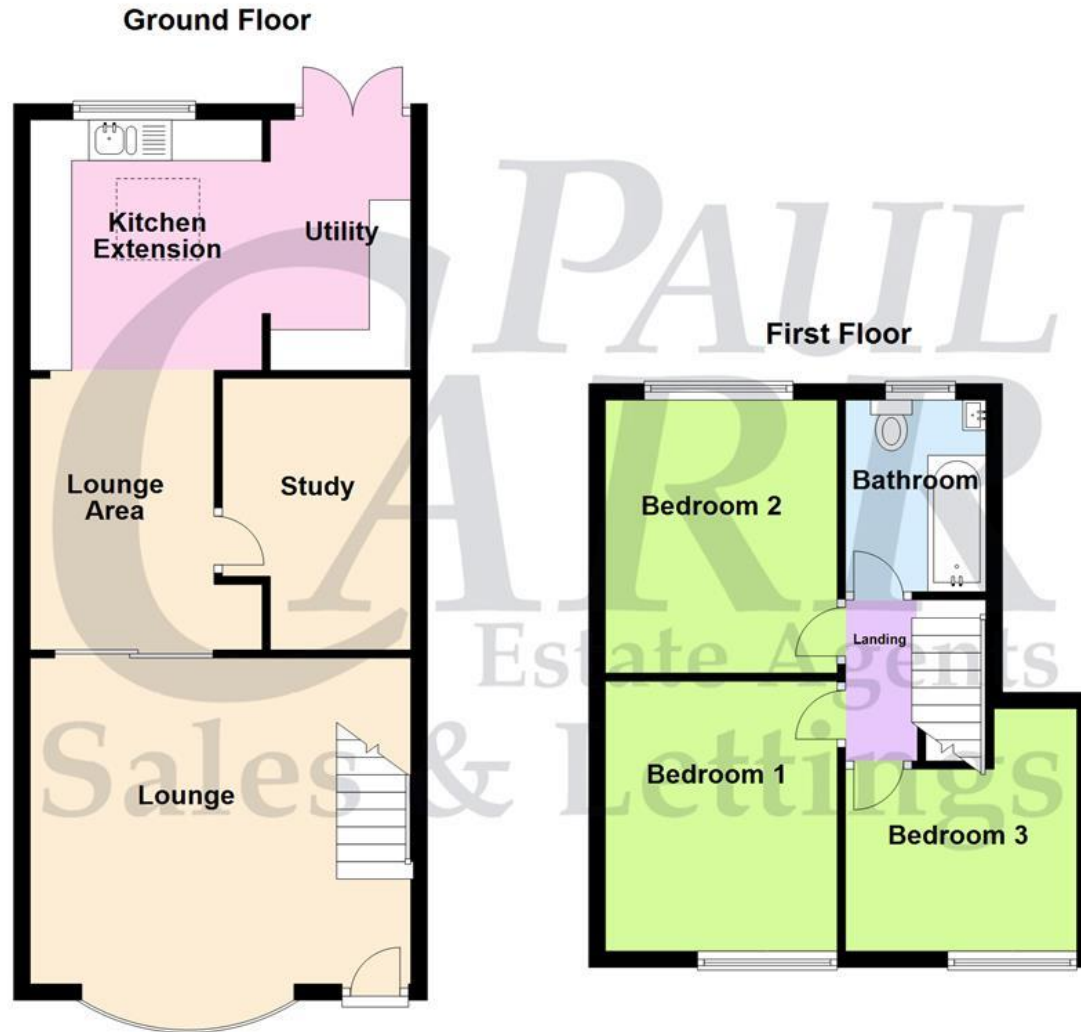
**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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.

### 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		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

