



Sundridge Road, Great Bar  
Birmingham, B44 9NY

Offers in Excess of £250,000

# Great Bar

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**Paul Carr Estate Agents are pleased to present this vastly extended semi-detached home offering exceptional space, flexibility, and kerb appeal – ideal for growing families or those looking to accommodate multi-generational living.**

Located on the ever-popular Sundridge Road in Great Barr set behind a block-paved pathway and generous front lawn, the property impresses immediately from the roadside, with scope to expand the driveway further if desired. Inside, the home welcomes you into a bright entrance hallway with a door leading into a spacious, well-maintained lounge. This extended living space is ideal for family relaxation and entertaining, with a layout ready for new owners to add their personal touch. The heart of the home is the extended kitchen-diner, full of charm and character, featuring exposed wooden ceiling beams, sleek black worktops, and a range of wall and base units. A dining area sits conveniently by the sliding patio doors, filling the space with natural light and offering views of the rear garden. A separate utility area provides practical convenience for modern family life. One of the standout features of this home is the ground-floor double bedroom, part of the side extension. Complete with a private en-suite bathroom including a bathtub with overhead shower, WC, and hand basin – it's perfect for guests, elderly relatives, or independent teenagers.

Upstairs, you'll find a modern family shower room, finished in contemporary grey décor with a heated towel rail and built-in mirrored storage. Bedroom One has also been extended, creating a wonderfully spacious sleeping area with sliding mirrored wardrobes and an additional side space ideal for a home office or dressing area. Bedroom Two is another generous double, offering fitted wardrobes and cleverly integrated storage.

Externally, the rear garden is fully paved, making it easy to maintain while providing plenty of space for outdoor seating or entertaining. A detached garage at the rear adds further versatility – perfect for storage, a home gym, or workshop use. The location is a huge asset – Sundridge Road lies within a highly sought-after school catchment area, surrounded by Ofsted-rated Good and Outstanding schools across all age groups. For commuters, the home is well-connected with bus routes into Sutton Coldfield, and Sutton Park is just a short distance away, offering miles of scenic walks, open space, and nature.

This is a rare opportunity to secure a significantly extended home in a quiet, family-friendly neighbourhood with fantastic amenities, excellent schools, and strong transport links on your doorstep. Book your viewing today! This Property is Being sold by Paul Carr Secure Sale.

Secure Sale is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale. A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Paul Carr Estate Agents to view these documents.

When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £7,595 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Paul Carr Team.





## Property Specification

THREE DOUBLE BEDROOMS  
CHAIN FREE  
GREAT POTENTIAL  
EXTENDED SEMI-DETACHED  
ADDITIONAL BATHROOM  
Being Sold by Paul Carr Secure Sale (BUY IT NOW Option Available) - Reservation Fee Applies

Entrance 7' 10" x 5' 9" (2.38m x 1.76m)

Lounge 16' 9" x 13' 0" (5.10m x 3.97m)

Kitchen/Dining Room  
13' 3" x 16' 3" (4.04m x 4.95m)

Bedroom 3 15' 9" x 11' 2" (4.81m x 3.41m)

En-suite 7' 3" x 9' 1" (2.22m x 2.77m)

Garage 16' 2" x 9' 2" (4.92m x 2.79m)

Shower Room 5' 3" x 5' 9" (1.61m x 1.74m)

Bedroom 1 15' 8" x 14' 9" (4.78m x 4.49m)

Bedroom 2 10' 4" x 13' 10" (3.16m x 4.21m)

### Agent's Note:

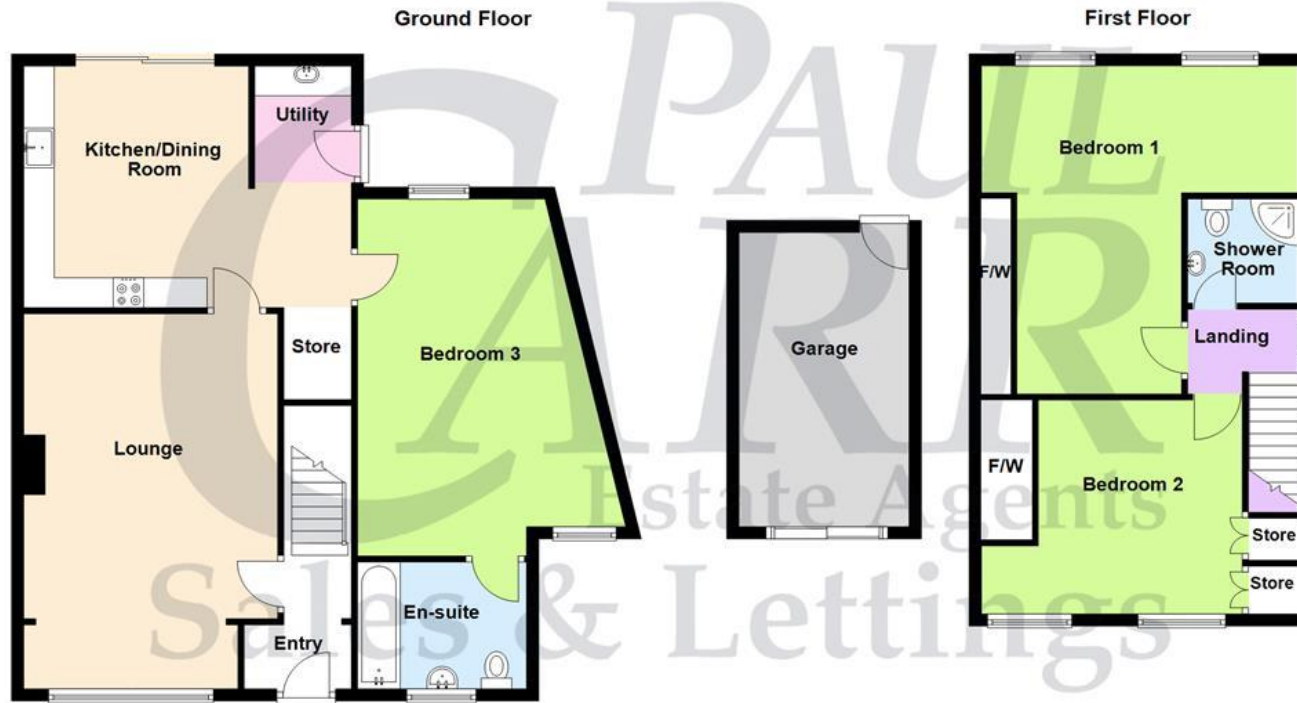
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: B  
Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

## Map Location

