PAUL CARR Estate Agents Sales & Lettings

Walmley 0121 351 4000 Walmley@paulcarrestateagents.co.uk



Hansons Bridge Road, Birmingham, B24 0PE

Offers in Excess of £300,000

A beautifully extended three-bedroom semi-detached home with a superb loft-conversion principal suite, versatile study, stylish living spaces and a fully fitted garden bar.

Set behind an attractive block-paved driveway on Hansons Bridge Road, this deceptively spacious family home has been thoughtfully enhanced to create a lifestyle-led layout with generous accommodation across three floors.

A welcoming entrance hall, finished with wood-effect flooring and a traditional staircase, leads through to a beautiful bay-fronted living room. With its parquet-style floor, soft sage-toned décor and feature fireplace, this is a wonderfully cosy yet polished space for relaxing. Double doors open through to a separate dining area, providing a sociable setting for family meals and entertaining, with a wide archway connecting seamlessly into the fitted kitchen. The kitchen itself is sleek and contemporary, fitted with gloss-fronted cabinetry, contrasting black work surfaces, a breakfast bar, range-style cooker and an excellent range of integrated and freestanding appliance space. Beyond, the bright garden room offers another versatile reception area, with French doors opening straight out to the garden.

Upstairs, the first-floor hosts two well-proportioned bedrooms alongside a study, ideal for home working, hobbies or a nursery. The family bathroom is particularly impressive, fitted with a white suite, feature patterned tiled floor, separate bath and enclosed shower. The real standout is the second-floor principal suite. Created through a loft conversion, it provides a wonderfully spacious and private retreat with room for a full bedroom arrangement, dressing furniture and a reading area, complemented by its own contemporary en-suite shower room.

Outside, the rear garden is a fantastic family and entertaining space, combining patio seating, lawn and a pathway leading through to the rear. The garden is elevated further by a substantial, fully fitted garden bar/entertaining room, complete with timber-clad interior, bench seating, fitted bar, display shelving and its striking chequerboard floor. It is an exceptional space for hosting friends, watching the football or simply enjoying summer evenings at home.

A genuinely versatile home offering three bedrooms, a study, two reception areas, a garden room, loft-suite accommodation and a garden bar that sets it apart from the competition.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is B.

Services Connected: Electric, gas, water & drainage.

Viewings: Strictly via appointment through our Walmley Residential Sales Department on 0121 351 4000

or via Walmley@paulcarrestateagents.co.uk



Room Measurements

Living Room 14' 6" x 9' 10" (4.42m x 2.99m)

Dining Room 14' 6" x 9' 8" (4.42m x 2.94m)

Garden Room 10' 7" x 7' 2" (3.22m x 2.18m)

Kitchen 20' 3" x 7' 11" (6.17m x 2.41m)

First Floor

Bedroom 12' 5" x 8' 10" (3.78m x 2.69m)

Bedroom 12' 4" x 8' 11" (3.76m x 2.72m)

Study 9' 2" x 6' 4" (2.79m x 1.93m)

Bathroom 7' 1" x 6' 5" (2.16m x 1.95m)

Second Floor

Bedroom 18' 1" x 15' 10" (5.51m x 4.82m)

Bathroom 5' 9" x 5' 7" (1.75m x 1.70m)






FAMILY



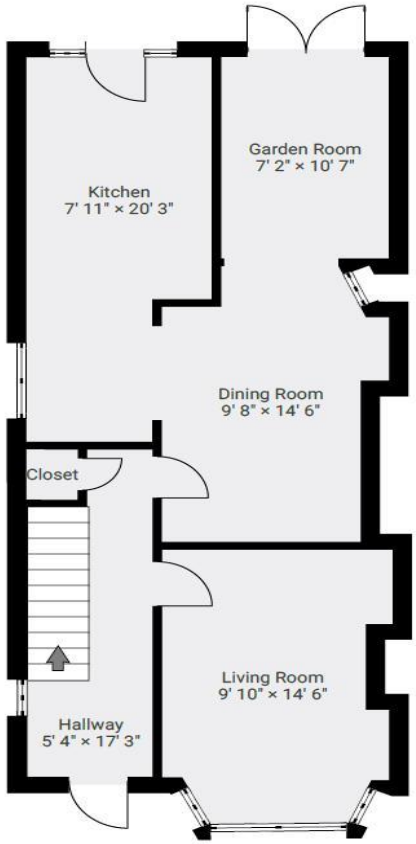




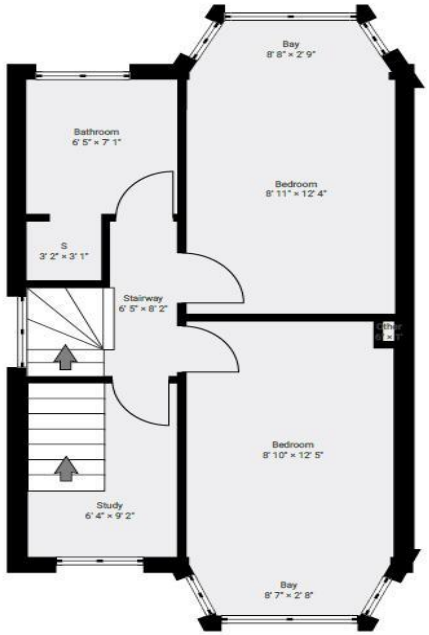
Floor Plan

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

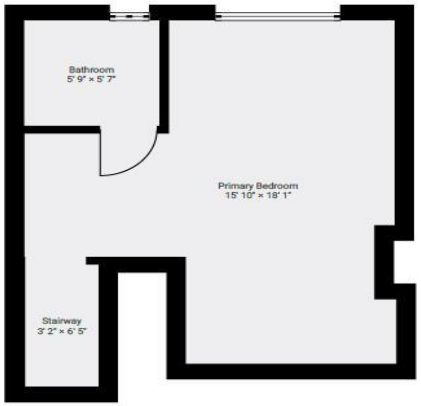
▼ Ground Floor



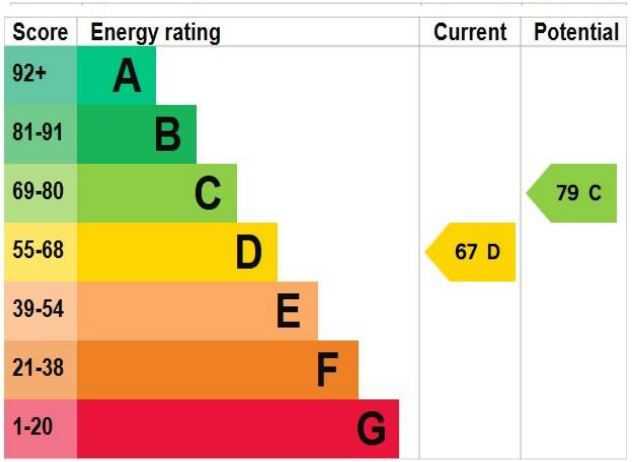
▼ 1st Floor



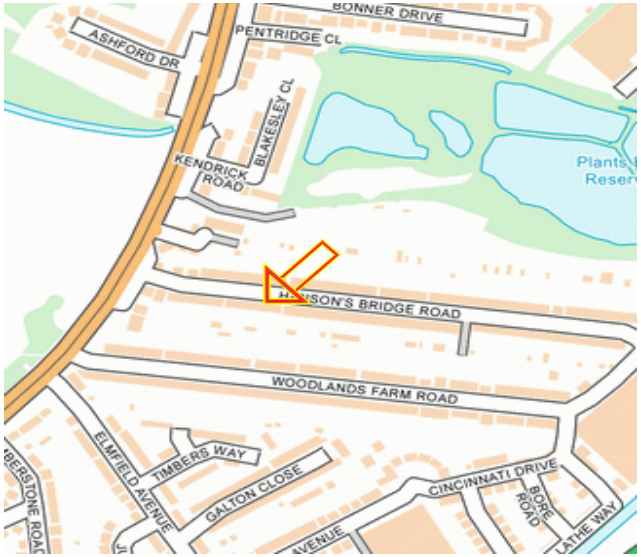
▼ 2nd Floor



Energy Performance Rating



Map Location










ASTON VILLA
ONE STEP BEYOND
UP THE VILLA!
180
GIN BAR



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: 23rd June 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 £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.