



**Sundial Lane Great Barr, B43 6PB**

**Offers Around £524,950**

**midland**  
**residential**



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Located in a popular location of Great Barr, this vastly improved detached house offers a blend of modern living and spacious comfort. With an inviting open-plan layout to the rear ground floor with bifold doors to the rear, the property boasts generous living space with an additional study or office area. This home features three well-appointed bedrooms, each equipped with walk-in closets, providing ample storage, with the master room also having an ensuite. This extended property has been thoughtfully designed to maximise space and light. Outside, you will find parking available for several vehicles whilst also providing a good-sized garage to the fore. The rear garden offers a generous patio area, with a mature garden. The property is also marketed chain-free.

- Extended Detached Property
- Three Double Bedrooms
- Extended Open Plan Lounge / Kitchen / Diner
- Separate Study / Office
- Family Bathroom
- Garage & Driveway
- Gas Central Heating
- UPVC Double Glazed Windows (w/s)
- EPC Rating C
- Council Tax Band E

# Description

## Approach

Having off road parking to the fore for several vehicles, with garage access, gated side access to rear

## Porch

Having brick base and pillar with UPVC double glazed windows and door, tiled floor, ceiling light point, with side door access leading to

## Entrance Hallway

4.672 x 1.770 (15'3" x 5'9")

Having a timber framed front door with single glazed stained lead glass window to the side, having laminate flooring, central heating radiator, recessed spotlights, alarm panel, with door leading thereof and stairs to the first floor

## Under Stairs Pantry

Having fitted wall shelves, gas meter point, electric meter point and consumer fuse board, wall light point

## Guest WC

1.856 x 0.781 (6'1" x 2'6")

Having laminated flooring, close coupled WC, wash hand basin with tap over housed on a slimline vanity unit, floor to ceiling wall tiles, mechanical extractor fan, ceiling light point

## Front Reception Room

6.047 into bay 3.628 (19'10" into bay 11'10")

Having laminate flooring, central heating radiator under bay window, UPVC double glazed

three sided bay window, decorative wall covering with media wall, wall hung storage unit, recessed ceiling spotlights

## Open Plan Kitchen / Diner / Lounge

Having glass panelled double entrance doors, ceramic floor tiles, breakfast bar/island housing stainless steel sink with tap over with built in cabinet storage below with modern door fronts, a selection of wall, base and larder units with modern door fronts with pull out draws and shelving, work surface with five ring gas hob and extractor fan over, with housed oven grill and microwave, integrated dishwasher. Having recessed ceiling spotlights, UPVC ceiling lantern, ceiling mounted main smoke alarm. Lounge area having brick built fire surround with log burner inset, having built in storage cupboard with shelving over, central heating radiator, UPVC double glazed window to the rear, UPVC bifold doors leading to the rear patio. Having glazed double doors leading through to an enclosed office area, having laminate flooring, recessed ceiling spotlights, door leading through to garage

## Stairs and Landing

Having a U Shaped staircase with decorative spindles and handrail, single glazed stained glass window to the side, elevation, with recessed ceiling spotlights, single glazed dormer window to the fore, central heating radiator, doors leading thereof

## Bedroom 1

4.49 into bay x 3.66 (14'8" into bay x 12'0" )

Having a fitted carpet, decorative feature wall, central heating bay radiator, UPVC three sided double glazed bay window with blinds, recessed ceiling spot lights, door leading to walk in Closet 2.383 x 2.484 (furthest point) L shaped: with fitted shelving and storage units, ceiling light point.

Ensuite 2.338 x 1.004: Having tiled floor, close coupled WC, wash hand basin with tap over and unit below, Quadrant shower enclosure with thermostatic shower riser, central heated towel rail, UPVC double glazed window with obscure glass to side elevation, floor to ceiling wall tiles, recessed ceiling spotlights, mechanical ceiling extractor

## Bedroom 2

5.406 furthest point x 3.641 (17'8" furthest point x 11'11" )

Having a fitted carpet, central heating radiator, UPVC double glazed window with blind to the rear, recessed ceiling spot lights, walk in closet L: 1.109 x 2.729 housing wardrobes and shelving with ceiling light point

## Bedroom 3

4.56 x 2.69 (14'11" x 8'9")

Having a fitted carpet, central heating radiator, UPVC double glazed window to the rear with blind, decorative feature wall, recessed ceiling spotlights, walk in closet L- 1.600 x 1.757, having a fitted carpet, built in shelves, unit and hanging rails, ceiling light point

## Bathroom

2.394 x 1.729 (7'10" x 5'8")

Having ceramic floor tiles, recessed enclosed W/C, wash hand basin with tap and controls over with two draw, wall hung vanity unit, wall hung cabinet with shelving, bath with tiled side panel with air function, jacuzzi vents with bath filler tap and controls and shower head over, glazed shower screen, central heating heated towel rail, floor to ceiling wall tiles with mirror over sink, recessed ceiling spotlights, mechanical extractor fan

## Rear Garden

Having a paved patio area with paved path, mature lawn, wooden shed, raised platform area and mixture of trees and shrubs

## Garage

4.564 x 2.910 (14'11" x 9'6")

Having timber framed doors, Vaillant boiler, central heating radiator, base and wall unit with laminate work surface and stainless steel sink and tap, ceiling light point, electric consumer fuse board

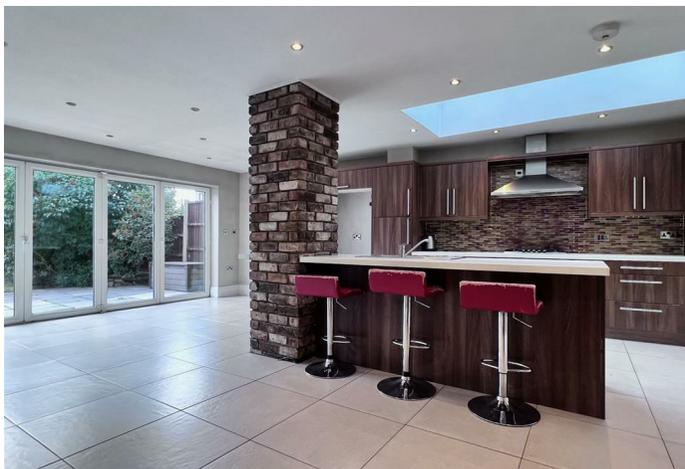
## Material Information

Material Information: Council tax band: E with Sandwell council, Tenure: Freehold, Property type: Detached, Property construction: Standard form, Electricity supply: Mains electricity, Solar Panels: No, Other electricity sources: No, Water supply: Mains water supplied by South Staffordshire Water,

Sewerage: Mains supplied by Severn Trent Water, Heating: Central heating, Heating features: Double glazing, Broadband: FTTP (Fibre to the Premises), Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good, Parking: Driveway & Garage, Building safety issues: No, Restrictions - Listed Building: No, Restrictions - Conservation Area: No, Restrictions - Tree Preservation Orders: None, Public right of way: No, Long-term area flood risk: No, Coastal erosion risk: No, Planning permission issues: No, Accessibility and adaptations: None, Coal mining area: Yes on the coalfield, Energy Performance rating: C. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

## Disclaimer

We would be delighted to discuss the purchase with you and to assist with any queries you may have regarding the property, arranging a mortgage or giving a sale valuation on your existing home. These Particulars of Sale were prepared and photographed by Midland Residential. Items contained within the property will not remain when the sale completes unless by separate negotiation. DISCLAIMER NOTICE: Digital Markets, Competition and Consumers Act 2024 The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so



## Description

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fee of £36.00 per applicant is payable. We ask for your co-operation to prevent a delay in agreeing the sale.



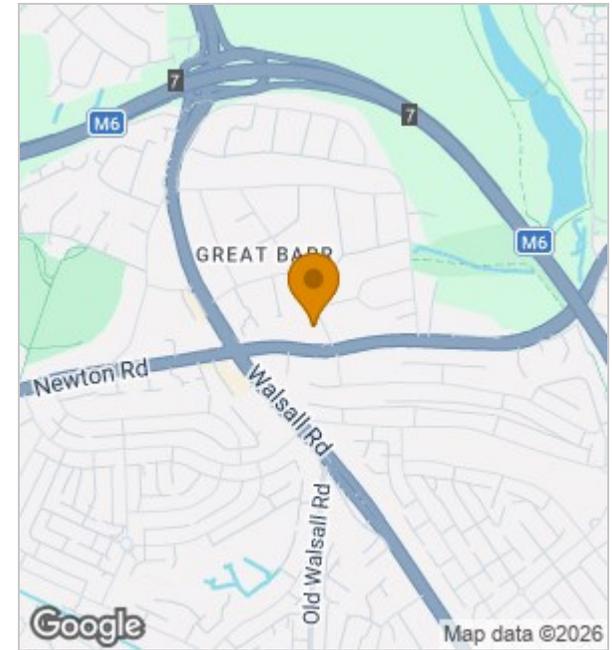




## Floor Plans



## Area Map



**Property Particulars.** These particulars, whilst believed to be accurate, are set out as a general guide and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. This property is being handled by **Midland Residential**. We would be delighted to discuss the purchase with you and assist with any queries you may have regarding the property, arranging a mortgage, or providing a sales valuation on your existing home. These Particulars of Sale were prepared and photographed by **Midland Residential**. Unless stated otherwise or agreed through separate negotiation, items contained within the property will not remain upon completion of the sale. All measurements are approximate and must not be relied upon.

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## Energy Performance Graph

