



Grindleford Road, Great Barr  
Birmingham, B42 2SQ

**Offers Over £245,000**



# Great Barr

Offers Over £245,000



## *A Rare Opportunity on the Popular Beeches Estate!*

Occupying a generous corner plot on the ever-popular Beeches Estate (B42) in Great Barr, this beautifully presented three-bedroom semi-detached home offers a rare combination of space, quality, and future potential. Set behind a private front driveway, with a useful storage facility and a welcoming front porch, this lovely home is perfect for modern family living. Inside, there are two spacious reception rooms, with the rear reception thoughtfully extended to create a bright and versatile living space. The front lounge offers a cosy atmosphere with a charming log burner, ideal for relaxing evenings.

The stunning kitchen, refitted just last year, features stylish navy contemporary cabinets finished with elegant copper handles, complemented by a boiling water tap and a waste disposal system - blending convenience and design beautifully.

The property also boasts a high-specification shower room, recently refitted with a large walk-in enclosure and a luxurious overhead fountain shower, offering a boutique hotel feel at home.

Further enhancing the appeal, the home benefits from recently installed double-glazed windows, complete with a transferable guarantee for peace of mind for the new owner.

Outside, the wide corner plot provides fantastic potential for further extension (subject to planning permission) while still retaining a good-sized, private garden - a rarity for corner plots.

With spacious accommodation, high-quality finishes throughout, and scope to grow, this unique home is ideal for families and professionals alike. Early viewing is highly recommended to appreciate all that this superb property has to offer.







## Property Specification

GENEROUS CORNER PLOT  
 STYLISH REFITTED KITCHEN  
 LUXURY SHOWER ROOM  
 TWO SPACIOUS RECEPTION ROOMS  
 PRIVATE FRONT DRIVEWAY

**Porch 6' 3" x 5' 11" (1.9m x 1.8m)**

**Hallway 11' 2" x 6' 3" (3.4m x 1.9m)**

**Living Room 15' 5" x 9' 10" (4.7m x 3m)**

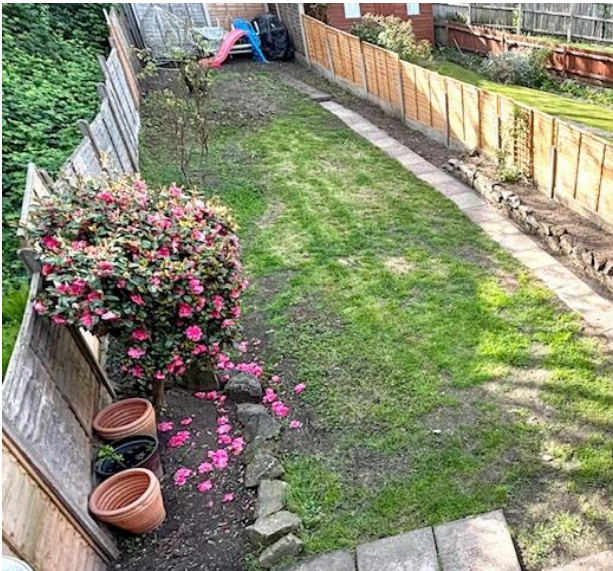
**Kitchen 8' 6" x 5' 11" (2.6m x 1.8m)**

**Bedroom One 15' 5" x 9' 10" (4.7m x 3m)**

**Bedroom Two 9' 10" x 9' 10" (3m x 3m)**

**Bedroom Three 7' 10" x 5' 11" (2.4m x 1.8m)**

**Shower Room 5' 7" x 5' 11" (1.7m x 1.8m)**



## Agent's Note:

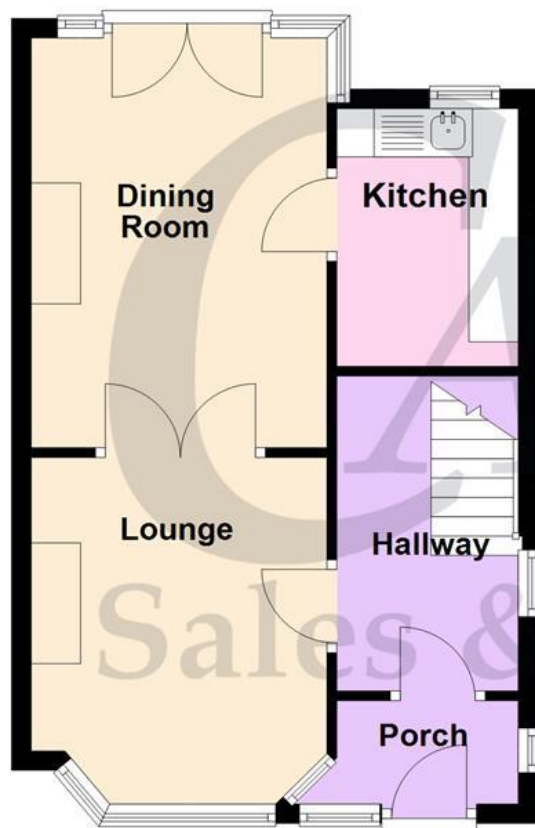
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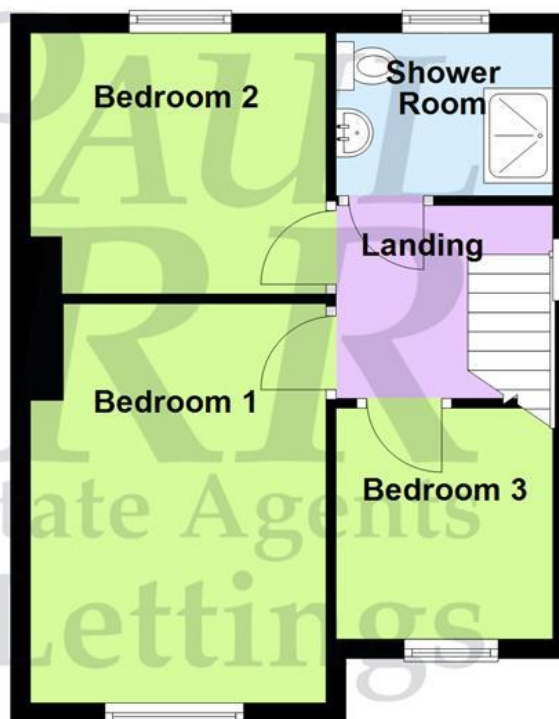
## Viewer's Note:

Services connected: mains electricity ,gas,water and drianage  
Council tax band: B  
Tenure: Freehold

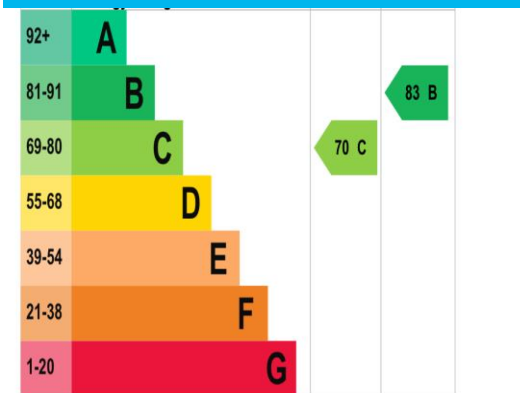
### Ground Floor



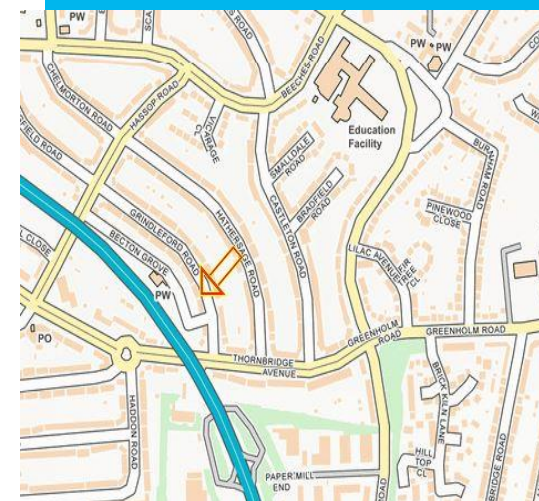
### First Floor



## Energy Efficiency Rating



## Map Location



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