



Park Farm Road, Great Barr
Birmingham, B43 7QE

£300,000

Great Barr

£300,000



This beautifully presented semi-detached home sits on the ever-popular Park Farm Estate.

Offering generous living space, a warm welcoming entrance, and a tastefully decorated lounge flowing into a bright rear extension, perfect for entertaining.

The modern kitchen comes complete with quality wall and base units, integrated appliances, and ample work top space.

While the converted garage provides a flexible extra room, ideal for a home office, snug, or playroom.

Upstairs, you'll find two large double bedrooms and a well-sized third bedroom, larger than usual, with additional storage.

The family bathroom has been stylishly modernized with a freestanding bath, separate shower enclosure, and contemporary finishes. A separate W. C add to convenience.

The rear garden offers a peaceful outdoor retreat with patio, lawn, secure fencing, and a charming feature fish pond.

With its sought-after location, excellent transport links, and move-in ready condition, this is a home not to be missed.





Property Specification

SEMI-DETACHED PROPERTY
POPULAR ESTATE IN GREAT BARR
ADDITIONAL SNUG ROOM
MODERN FAMILY BATHROOM
PRACTICAL LAYOUT

Porch 3.44m (11'3") x 0.65m (2'2")

Entrance Hall 3.44m (11'3") x 1.97m (6'6")

Lounge 3.81m (12'6") x 3.44m (11'3")

Extension 3.90m (12'10") x 2.33m (7'8")

Kitchen 3.57m (11'9") x 2.27m (7'5")

Snug Room 3.79m (12'5") x 2.07m (6'9")

Bathroom 2.98m (9'9") x 2.09m (6'10")

WC 1.31m (4'4") x 0.82m (2'8")

Bedroom 1 3.03m (9'11") x 2.66m (8'9")

Bedroom 2 3.72m (12'2") x 2.82m (9'3")

Bedroom 3 2.82m (9'3") x 2.07m (6'10")

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:

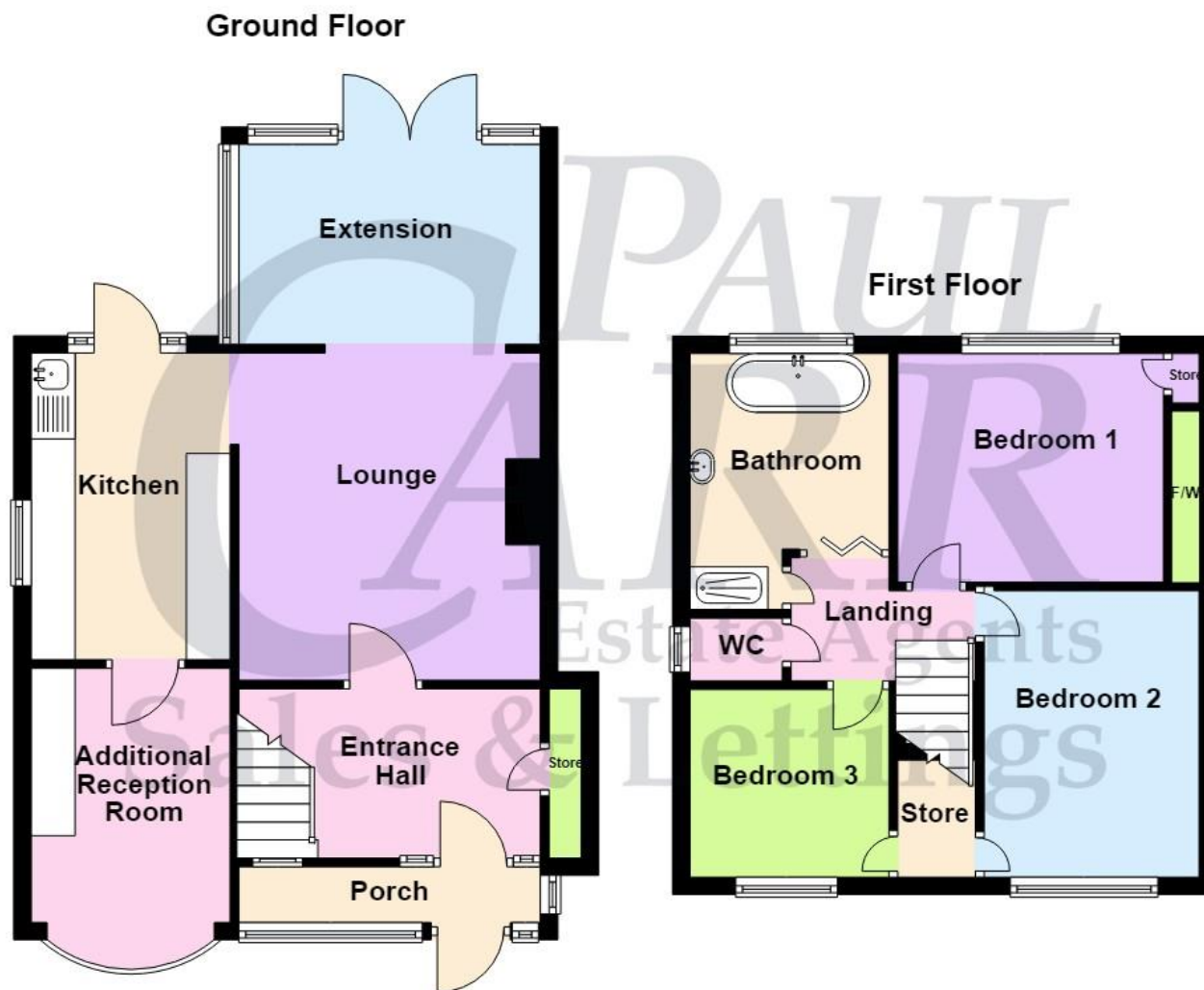
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Viewer's Note:

Services connected: mains electricity, gas, water and drainage
Council tax band: C
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		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

