



Lechlade Road, Great Barr
Birmingham, B43 5ND

£230,000

Great Barr

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We are delighted to offer for sale this well cared for traditional semi-detached family home, situated within this highly regarded residential area. Located on Lechlade Road, the property enjoys convenient access to schools for all age groups, shopping amenities at Scott Arms Centre, and excellent transport links via the M6 motorway network.

The property is approached via an access road leading to a private block-paved driveway, providing off-road parking for multiple vehicles and additional guest parking. Upon entering, a secure porch leads into a welcoming reception hallway with useful understairs storage. There are two reception rooms to the ground floor. The front lounge features a bay window to the fore, whilst sliding doors open into the rear reception room, which enjoys pleasant views over the garden and benefits from sliding patio doors providing direct outdoor access. The kitchen has been extended to provide additional workspace and storage, offering a range of neutral wall and base units, a built-in oven and hob, stainless steel sink and drainer, and a rear bay window allowing excellent natural light to flood the room. Accessed from the kitchen is an enclosed side passage, providing useful utility space for appliances, a wall-mounted boiler, a convenient ground floor W.C., and access to the rear garden.

To the first floor, the landing leads to three bedrooms, comprising two generous double bedrooms to the front and rear, both benefiting from built-in wardrobes, together with a third bedroom which would be ideal as a nursery, child's bedroom, or home office. Completing the accommodation is a well-appointed family bathroom, fitted with a bath, separate shower enclosure, W.C., wash hand basin, and laminate flooring. Externally, the property boasts a fabulous established rear garden featuring mature shrubs, colourful flower borders, hedging, an easy-to-maintain lawn, storage shed, and a concrete patio area. To the rear of the garden is a garage with convenient rear access.

The property further benefits from no upward chain, making it an attractive option for buyers seeking a straightforward move.





Property Specification

SEMI DETACHED FAMILY HOME
SOUTH FACING REAR GARDEN
EXTENDED KITCHEN WITH BAY WINDOW
TWO SPACIOUS RECEPTION ROOMS
OFF ROAD PARKING FOR MULTIPLE VEHICLES

Hallway 13' 9" x 5' 11" (4.2m x 1.8m)

Lounge 14' 5" x 10' 6" (4.4m x 3.2m)

Rear Reception Room 13' 1" x 10' 2" (4m x 3.1m)

Extended Kitchen 13' 1" x 5' 11" (4m x 1.8m)

W.C 5' 7" x 3' 3" (1.7m x 1m)

Landing 7' 10" x 6' 7" (2.4m x 2m)

Bedroom One 14' 5" x 9' 10" (4.4m x 3m)

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

Bedroom Two 12' 6" x 10' 6" (3.8m x 3.2m)

Family Bathroom 9' 2" x 5' 11" (2.8m x 1.8m)

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:

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.

Viewer's Note:

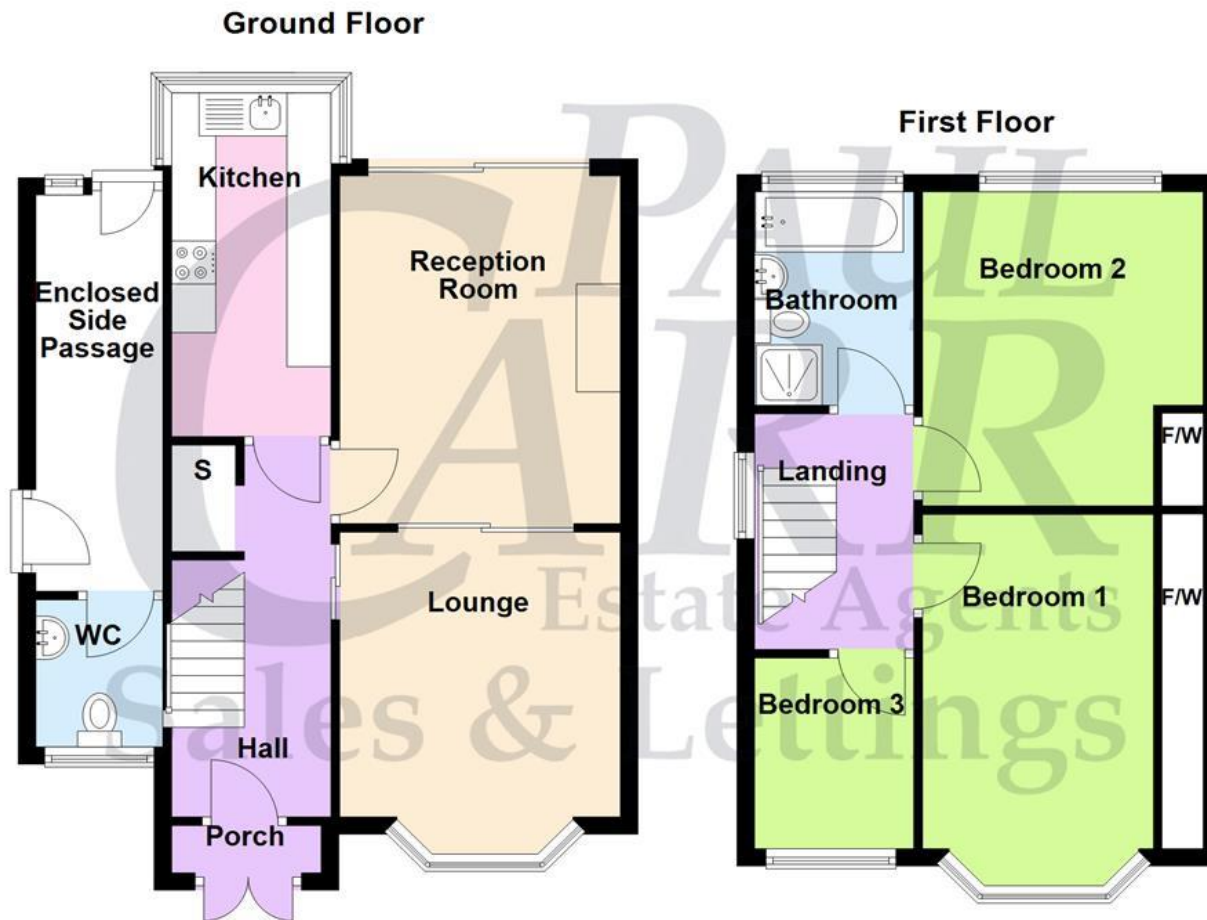
Services connected: Mains Water, Electric, Gas and Drainage

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

**New
Instruction
Awaiting
E.P.C.**

Map Location

