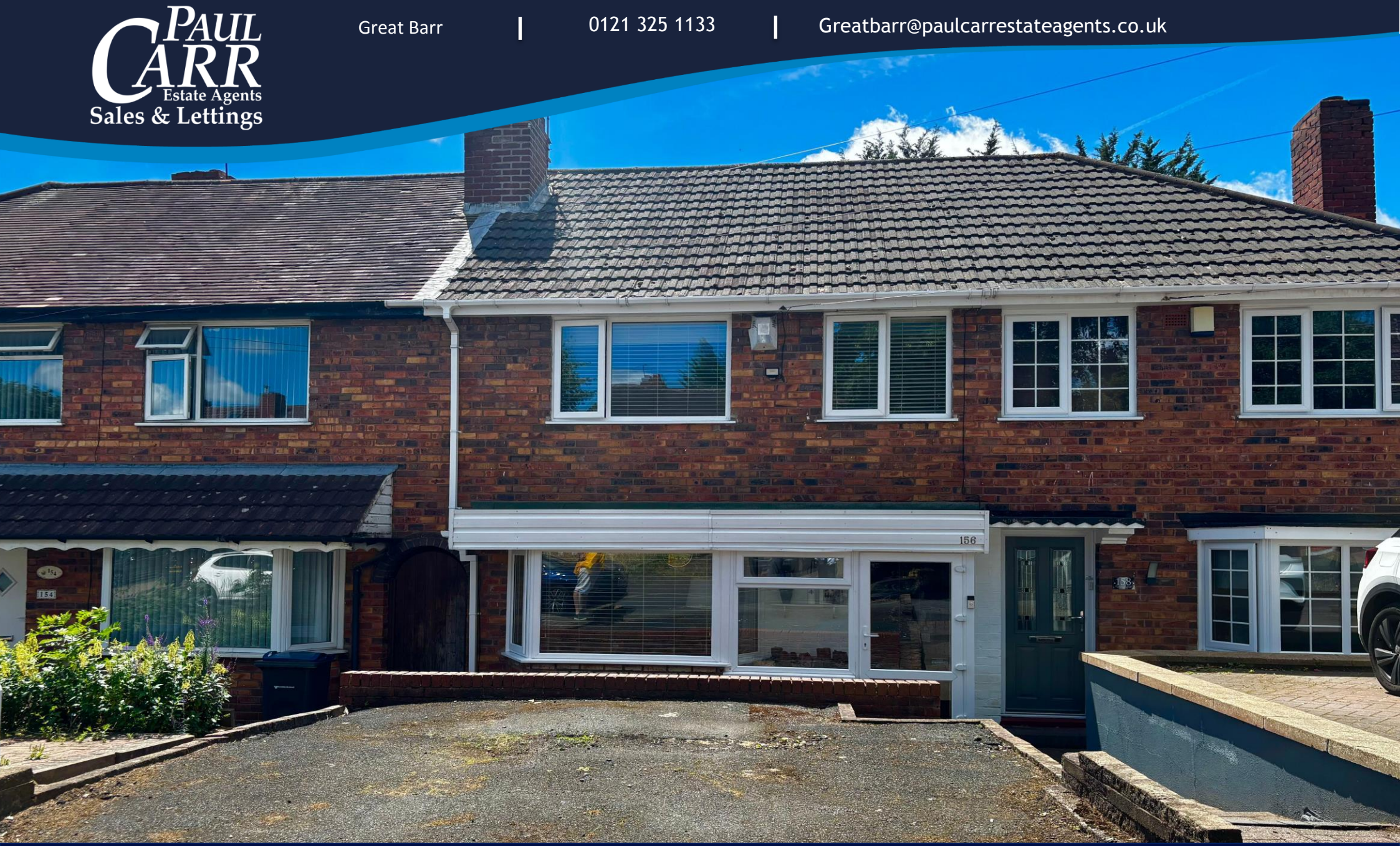
PAUL CARR Estate Agents Sales & Lettings

Great Barr | 0121 325 1133 | Greatbarr@paulcarrestateagents.co.uk



Sterndale Road, Great Barr
Birmingham, B42 2BB

£220,000

Great Barr

£220,000

3 1 1

This Three Bedroom Family Home is situated on the ever-popular Beeches Estate in Great Barr. This well-presented property offers a fantastic opportunity for families and first-time buyers alike. Ideally located close to a range of well-regarded local schools, everyday amenities, excellent transport links and convenient motorway connections, the property combines a peaceful residential setting with excellent accessibility.

Approaching the home, you are welcomed by off-road parking providing convenience for multiple vehicles, with steps leading down to a secure front porch entrance.

Upon entering, the property opens into a welcoming hallway providing access to the main living accommodation and stairs rising to the first floor. The cosy lounge offers a comfortable space to relax and unwind, featuring an electric fire creating a warm and inviting focal point for the room. Continuing through the property, you are presented with a spacious kitchen diner, beautifully finished with plentiful wall and base units in a light brown décor, complemented by a warm yellow feature wall within the dining area. The kitchen benefits from integrated appliances, alongside additional space for freestanding appliances, making it a practical and sociable hub of the home.

To the first floor, the property boasts three well-proportioned bedrooms, including two generous double bedrooms and a further third bedroom, ideal for a child's room, home office or guest accommodation. The main family bathroom is fitted with a modern suite comprising a panelled bath with overhead shower, hand wash basin, W.C and useful mounted bathroom storage cupboard.

Externally, the rear garden is a true highlight of the property, providing a peaceful retreat perfect for relaxing or entertaining. The beautifully maintained outdoor space features a patio area, sun-kissed lawn, vibrant flower borders and mature tree lines offering an excellent level of privacy. The garden is enclosed by perimeter fencing, creating a secure and private environment for the whole family to enjoy.

A wonderful family home in a desirable Great Barr location, offering well-balanced living accommodation, a stunning rear garden and excellent access to local amenities and transport links.

























Property Specification

THREE BEDROOM TERRACE
PRIVATE DRIVEWAY
KITCHEN/DINER
WELL MAINTAINED DECOR
EYE CATCHING REAR GARDEN

Hall
2.00m (6'7") x 1.65m (5'5")

Lounge
4.24m (13'11") max x 3.06m (10')

Kitchen/Dining Room
4.83m (15'10") x 3.26m (10'8")

Bathroom
2.16m (7'1") x 1.80m (5'11")

Bedroom 1
3.65m (12') x 3.51m (11'6")

Bedroom 2
3.50m (11'6") max x 3.03m (9'11")

Bedroom 3
8' 11" x 0' 0" (2.71m x 2.07m)

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:

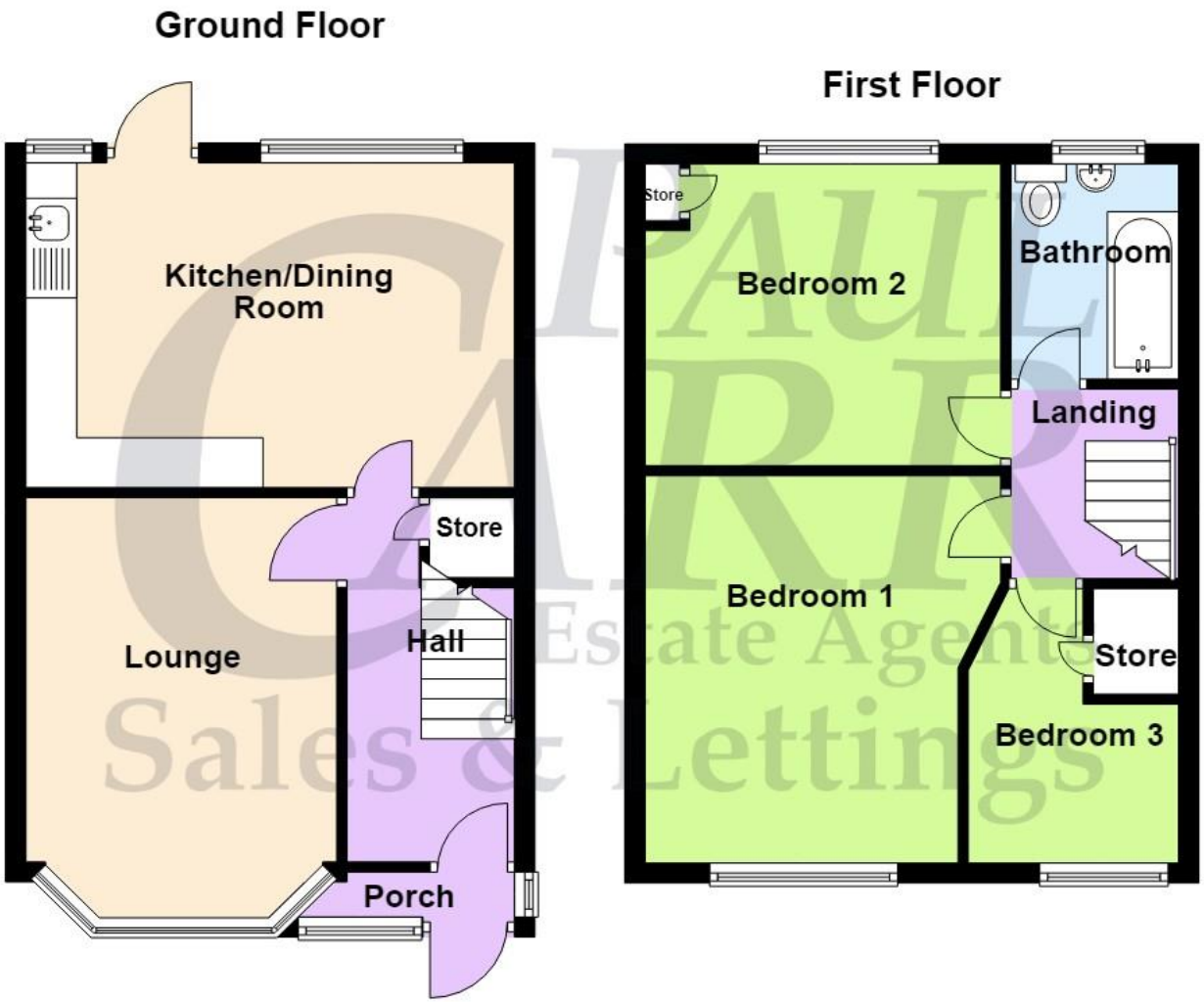
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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 electricity,gas,water and drainage
Council tax band: B
Tenure: FREEHOLD ON COMPLETION

Floor Plan

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



Energy Efficiency Rating



Map Location



www.paulcarrestateagents.co.uk
OnTheMarket.com
rightmove.co.uk
The UK's number one property website
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