



Old Walsall Road, Great Barr  
Birmingham, B42 1HY

Offers Over £220,000

# Great Barr

Offers Over £220,000



This modern and well-presented three-bedroom terraced home is situated in a popular location in Great Barr, close to a range of local amenities, schools, shops and excellent transport links.

Perfect as a first-time home or an ideal investment opportunity, the property offers spacious and well-planned accommodation throughout, beginning with a welcoming reception hall leading into a generous lounge/dining room, a modern newly fitted kitchen with integrated oven, hob and microwave.

On the first floor there are three good-sized double bedrooms and a well-presented family bathroom.

Externally, the home benefits from a good-sized rear garden, which also provides access to the rear parking area for the property.

Early viewing is highly recommended to fully appreciate the accommodation, location and potential this fantastic home has to offer.





### 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: 15th June 2026

**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.

## Property Specification

MODERN HOME THROUGHOUT  
BOASTING WELL PROPORTIONED LIVING/DINING ROOM  
ACCOMMODATION  
MID TERRACED POPULAR LOCATION  
NEWLY FITTED KITCHEN WITH INTERGRATED OVEN HOB  
AND MICROWAVE

**Lounge/Diner 21' 5" x 11' 1" (6.538m x 3.378m)**

**Kitchen 7' 10" x 10' 3" (2.395m x 3.127m)**

**Bedroom 13' 4" x 8' 5" (4.072m x 2.562m)**

**Bedroom 7' 10" x 10' 4" (2.396m x 3.144m)**

**Bedroom 10' 2" x 7' 7" (3.104m x 2.304m)**

**Bathroom 7' 10" x 8' 8" (2.378m x 2.653m)**

### Viewer's Note:

Services connected: Gas, Water, Electric & Drainage  
Council tax band: B  
Tenure: Freehold

