



Stonehurst Road, Great Barr  
Birmingham, B43 7RD

**£280,000**

# Great Barr

£280,000



*We are thrilled to present to the market this tremendous family home situated on Stonehurst Road, offering exceptionally well-presented accommodation that has been thoughtfully refurbished throughout. Located within the highly sought-after Park Farm area, early viewing is strongly recommended to fully appreciate the quality and finish on offer.*

The property is approached via a generous driveway providing ample off-road parking, complemented by mature shrubs and steps leading to the front entrance.

Internally, the ground floor welcomes you with a spacious entrance hallway featuring stairs rising to the first floor and useful storage cupboards. Double doors open into a pleasant lounge, creating a superb family living space, complete with a window and door leading into the conservatory – perfect for additional reception space or entertaining.

Continuing through the ground floor, you will find a modern kitchen and dining area. The kitchen boasts a comprehensive range of wall and base units, integrated oven and hob, and a stainless steel sink unit. The dining area benefits from a lovely full-height window, allowing plenty of natural light to flood the space.

From the kitchen, there is the added advantage of a useful side utility area and access to a separate storage room.

To the first floor, there are three well-proportioned bedrooms along with a modern, well-appointed re-fitted bathroom comprising a bath, wash hand basin with built-in storage, and a separate walk-in shower enclosure. There is also a separate W.C, ideal for busy family life.

To the rear, the property enjoys a pleasant and low-maintenance garden featuring a paved patio area, lawn, and attractive flower borders. Further benefits include double glazing and gas central heating.





## Property Specification

EXTENDED FAMILY HOME  
THREE BEDROOM SEMI DETACHED  
WIDE PLOT & DRIVEWAY  
CONSERVATORY  
KITCHEN & DINER

Entrance Hall 6' 3" x 12' 6" (1.9m x 3.8m)

Lounge 16' 5" x 12' 6" (5m x 3.8m)

Conservatory 9' 6" x 12' 6" (2.9m x 3.8m)

Kitchen 10' 10" x 6' 7" (3.3m x 2m)

Dining Area 15' 5" x 6' 7" (4.7m x 2m)

Utility Room 11' 2" x 6' 7" (3.4m x 2m)

Bedroom One 12' 10" x 9' 2" (3.9m x 2.8m)

Bedroom Two 12' 6" x 9' 10" (3.8m x 3m)

Bedroom Three 9' 2" x 6' 11" (2.8m x 2.1m)

Family Bathroom 10' 2" x 6' 11" (3.1m x 2.1m)

Storage Room

W.C 4' 7" x 2' 7" (1.4m x 0.8m)

### 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: 23rd February 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.

### 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		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

