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

Newton Road, Great Barr
Birmingham, B43 6BS

Offers in the Region Of £330,000

We are delighted to bring to the market this larger style traditional semi-detached family home, ideally situated on the highly regarded Newton Road. The property is conveniently located within a short drive of local amenities and well regarded schooling for all age groups, including Grove Vale Primary School and Q3 Academy Great Barr.

Property Highlights • ***Superb traditional styling with excellent external kerb appeal***
• Spacious frontage with potential for future driveway conversion (subject to relevant permissions)
• Welcoming entrance hallway featuring attractive stained glass windows and a convenient downstairs W.C.
• Generous front reception lounge with a beautiful bay window allowing plenty of natural light • Second spacious reception room with patio doors opening onto the rear garden
• Well presented kitchen offering a range of wall and base units, gas hob and oven, ceramic sink with drainer, and pleasant garden views from the rear window
• Enclosed side passage providing both front and rear access, alongside a useful utility area

First Floor Accommodation The landing provides access to: • Two excellent sized double bedrooms positioned to the front and rear elevations, with the principal bedroom benefitting from a charming bay window • A well proportioned third bedroom overlooking the front aspect
• Attractive tiled family bathroom comprising a P-shaped bath with shower over, W.C., wash hand basin, and wall mounted boiler

Outside Externally, the property enjoys a fabulous mature rear garden featuring a large flat lawn, established shrubs and hedged boundaries providing an excellent degree of privacy.
To the rear is a garage offering flexible usage and additional storage space.

Offered to the market with no upward chain, this spacious family home presents tremendous potential for buyers looking to modernise and personalise a property to their own taste and specification.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C payable to Sandwell Council.

Services Connected: mains electricity, gas, water and drainage

Viewings: Strictly via appointment through our Great Barr Residential Sales Department on 0121 325 1133
or via Greatbarr@paulcarrestateagents.co.uk

Hallway
14' 9" x 6' 7" (4.5m x 2m)

Guest W.C
4' 11" x 2' 7" (1.5m x 0.8m)

Lounge
16' 5" x 12' 2" (5m x 3.7m)

Rear Reception Room
16' 5" x 10' 10" (5m x 3.3m)

Kitchen
13' 1" x 7' 7" (4m x 2.3m)

First Floor Landing
7' 10" x 7' 10" (2.4m x 2.4m)

Bedroom One
16' 9" x 11' 2" (5.1m x 3.4m)

Bedroom Two
14' 1" x 11' 2" (4.3m x 3.4m)

Bedroom Three
9' 6" x 7' 3" (2.9m x 2.2m)

Family Bathroom
9' 10" x 7' 10" (3m x 2.4m)

Enclosed side passage
23' 11" x 3' 3" (7.3m x 1m)

Utility Room
5' 11" x 4' 7" (1.8m x 1.4m)

Garage
16' 1" x 8' 6" (4.9m x 2.6m)

Floor Plan

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

Energy Performance Rating

Map Location

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.