



Galton Drive, Great Barr  
Birmingham, B43 6PP

Offers in the Region Of £415,000

### **Galton Drive, Great Barr**

Welcome to this beautifully presented four bedroom semi-detached three storey family home located in a cul-de-sac position situated off the popular Sundial Lane, close to all local amenities, popular schools and junction 7 M6.

Upon entering the property you are greeted by a welcoming hallway which has door leading to all rooms including the guest W.C.. The Lounge/Diner is a well-proportioned with double glazing throughout and French patio doors leading to a well groomed garden, ample living space and a good sized dining area, perfect for all the family. Following through is a well appointed fitted kitchen with a range of base, eye level and wall cabinets, one and a half bowl stainless steel sink, space for a fridge freezer, built-in oven, four ring gas hob with an extractor hood over, double glazed window leading to the front and tiled flooring.

As we move to the first floor we will find three well proportioned double bedrooms and a family bathroom which contains a three piece suite, bath with shower over, wash basin, low level W.C, opaque double glazed window to the front and tiled flooring. The top floor consists of a beautifully presented master suite, with a large dressing room and an en-suite comprising wash hand basin, low level .W.C, a fitted shower cubicle and tiled flooring.

Outside of the property we are greeted with a well maintained south facing garden, mainly laid to lawn, offering a small patio area to enjoy warm summer evenings.

We have a door leading to a office space perfect for those working from home, offering versatile use, also including a small utility room where the boiler is located.

To the front there is a tandem driveway to the side of the property providing off road parking.

This property benefits from full double glazing throughout.

***An internal viewing is essential to appreciate this property and is highly recommended at the earliest opportunity.***

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E 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







**Hallway 14' 1" x 7' 5" (4.29m x 2.25m)**

**Downstairs W.C 5' 10" x 2' 11" (1.78m x 0.89m)**

**Lounge/Diner 17' 11" x 18' 2" (5.47m x 5.53m)**

**Fitted Kitchen 10' 4" x 8' 11" (3.15m x 2.73m)**

**First Floor Landing 11' 1" x 8' 11" (3.37m x 2.73m)**

**Bedroom 3 11' 11" x 10' 5" (3.62m x 3.17m)**

**Bedroom 2 13' 2" x 10' 4" (4.01m x 3.14m)**

**Bedroom 4 9' 11" x 7' 7" (3.01m x 2.31m)**

**Family Bathroom 7' 0" x 7' 7" (2.13m x 2.30m)**

**Master bedroom 16' 5" x 14' 1" (5.01m x 4.30m)**

**Dressing Room 5' 9" x 7' 9" (1.76m x 2.35m)**

**En Suite 5' 7" x 10' 3" (1.69m x 3.12m)**

**Office 16' 10" x 7' 9" (5.12m x 2.36m)**



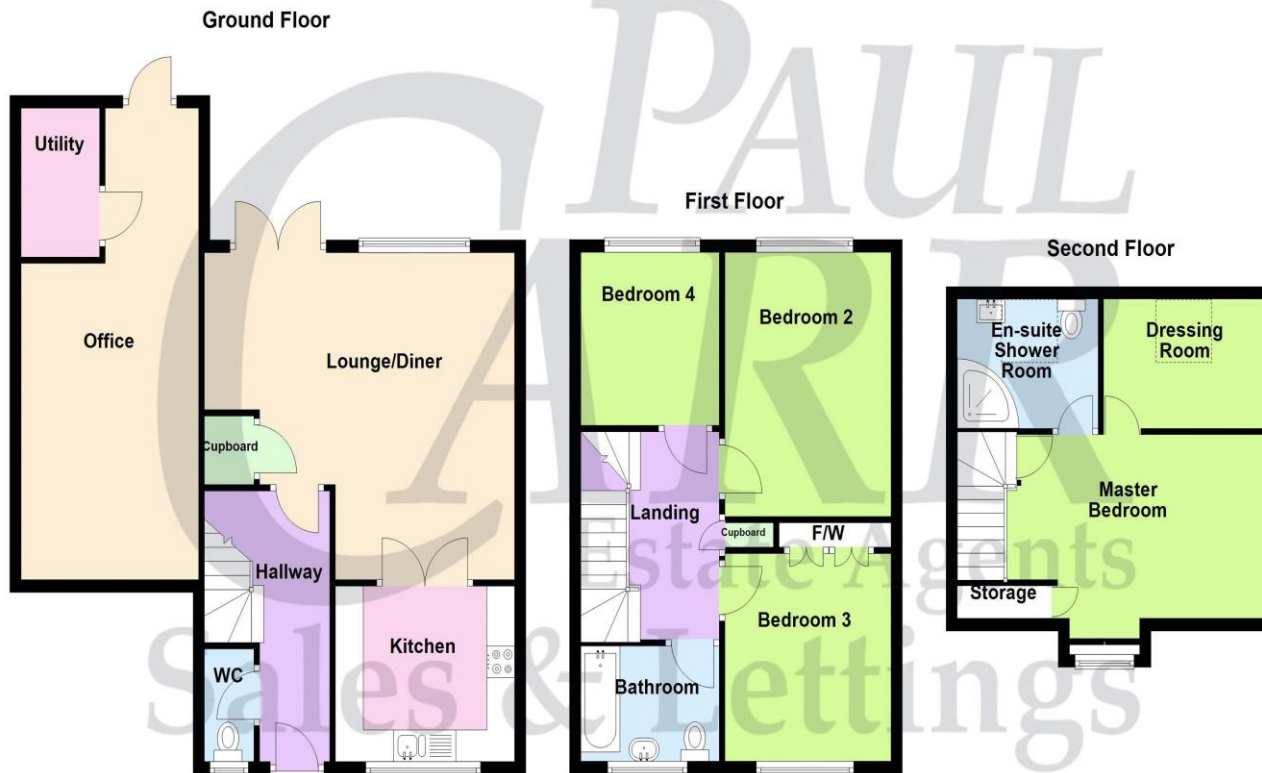






# Floor Plan

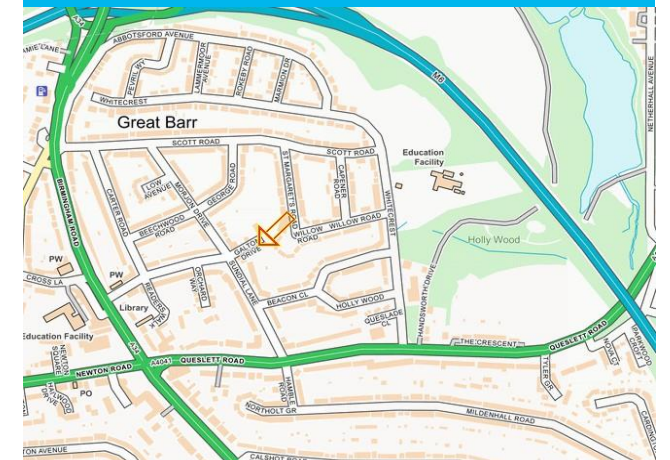
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## 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: