



Shady Lane, Great Barr
Birmingham, B44 9EB

Offers in Excess of £260,000

Great Barr

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Welcome to Shady Lane, an immaculately presented three-bedroom home offering generous living space, excellent transport links, and convenient access to local amenities, including Asda supermarket and well-regarded schools for all age groups.

To the front, the property benefits from off-road parking and a welcoming entrance porch, ideal for coats and shoes.

The ground floor features a stylish, modern kitchen positioned at the front of the property, offering ample workspace and room for a family dining table. The hallway and kitchen are enhanced by attractive patterned flooring, adding a contemporary touch. To the rear, the spacious living room extends across the width of the property and flows seamlessly into a full-width conservatory, flooding the space with natural light and creating a versatile additional reception area.

Upstairs, the property offers three well-proportioned double bedrooms along with a superbly refitted shower room, featuring high-quality modern fixtures and fittings, including a large walk-in shower enclosure.

Externally, the rear garden is well maintained, with a generous patio area perfect for entertaining and a lawn beyond. Backing onto school playing fields, the garden enjoys a good degree of privacy, providing an ideal space to relax.

Further benefits include brand new windows throughout, enhancing both energy efficiency and overall presentation.

Viewing is highly recommended to fully appreciate this stylish, move-in-ready home.



Property Specification

IMMACULATLY PRESENTED HOME
THREE DOUBLE BEDROOM HOME
BRAND NEW WINDOWS THROUGHOUT
STYLISHLY REFITTED SHOWER ROOM WITH WALK-IN ENCLOSURE
SPACIOUS LIVING ROOM WITH FULL-WIDTH
CONSERVATORY
MODERN KITCHEN WITH DINING SPACE AND FEATURE

Porch

Downstairs W.C.

Kitchen/ Dining Room 16' 5" x 9' 6" (5.0m x 2.9m)

Living Room 13' 1" x 15' 9" (4.0m x 4.8m)

Conservatory 6' 7" x 15' 1" (2.0m x 4.6m)

Bedroom One 15' 5" x 8' 6" (4.7m x 2.6m)

Bedroom Two 13' 1" x 9' 10" (4.0m x 3.0m)

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

Bathroom 8' 2" x 5' 11" (2.5m x 1.8m)



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: 27th April 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: B
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Map Location

