



Draft Sales Details Awaiting Vendors Approval

Elmbridge Road, Great Barr
Birmingham, B44 8AD

£300,000

Great Barr

£300,000



An impressive and extended three bedroom traditional semi detached family home, located in this extremely sought after road close to Greenholm Primary School and with the added benefit of a side garage as well as a conservatory.

Set behind a block paved driveway, this spacious property is accessed via a porch which leads to the welcoming reception hall with stairs off and doors lead to all rooms including the front reception room which offers a variety of uses with a feature fireplace with coal effect gas fire and a bay window to the front. The rear reception room is currently used as a dining room with a bay window and door leading to the lovely conservatory which has windows and double doors to the garden and a wood panelled internal roof. The kitchen has been extended and has a range of units, there are spaces for a cooker, washing machine, dishwasher and fridge freezer and a window and door lead to the garden.

On the first floor there are three bedrooms, the master is a double with a window to the front and fitted wardrobe, the second bedroom is also a double with a bay window to the rear and fitted wardrobes whilst the third bedroom is a single with an oriel window to the front. The bathroom has a white suite with a P shaped bath and shower over and a window to the rear whilst the loft has been boarded and offers excellent storage.

Outside there is a block paved patio suitable for garden furniture leading to the good size lawned garden, offering a high degree of privacy with hedging and mature bushes and viewing of this double glazed and centrally heated home is a must.





Property Specification

THREE BEDROOMS
SEMI DETACHED
TWO RECEPTION ROOMS
LARGE CONSERVATORY
GARGAGE

Reception Hall
4.45m (14'7") max x 1.80m (5'11")

Lounge
4.48m (14'8") into bay x 3.21m (10'6")

Dining Room
4.16m (13'8") into bay x 3.38m (11'1") max

Kitchen
3.80m (12'6") x 3.15m (10'4") max

Conservatory
4.23m (13' 11") x 3.15m (10' 4")

Bedroom 1
4.65m (15'3") into bay x 2.94m (9'8") max

Bedroom 2
4.30m (14'1") into bay x 3.37m (11'1") max

Bedroom 3
2.56m (8'5") x 2.10m (6'11")

Bathroom
2.43m (8' 0") x 2.15m (7' 1")

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: 28th 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:

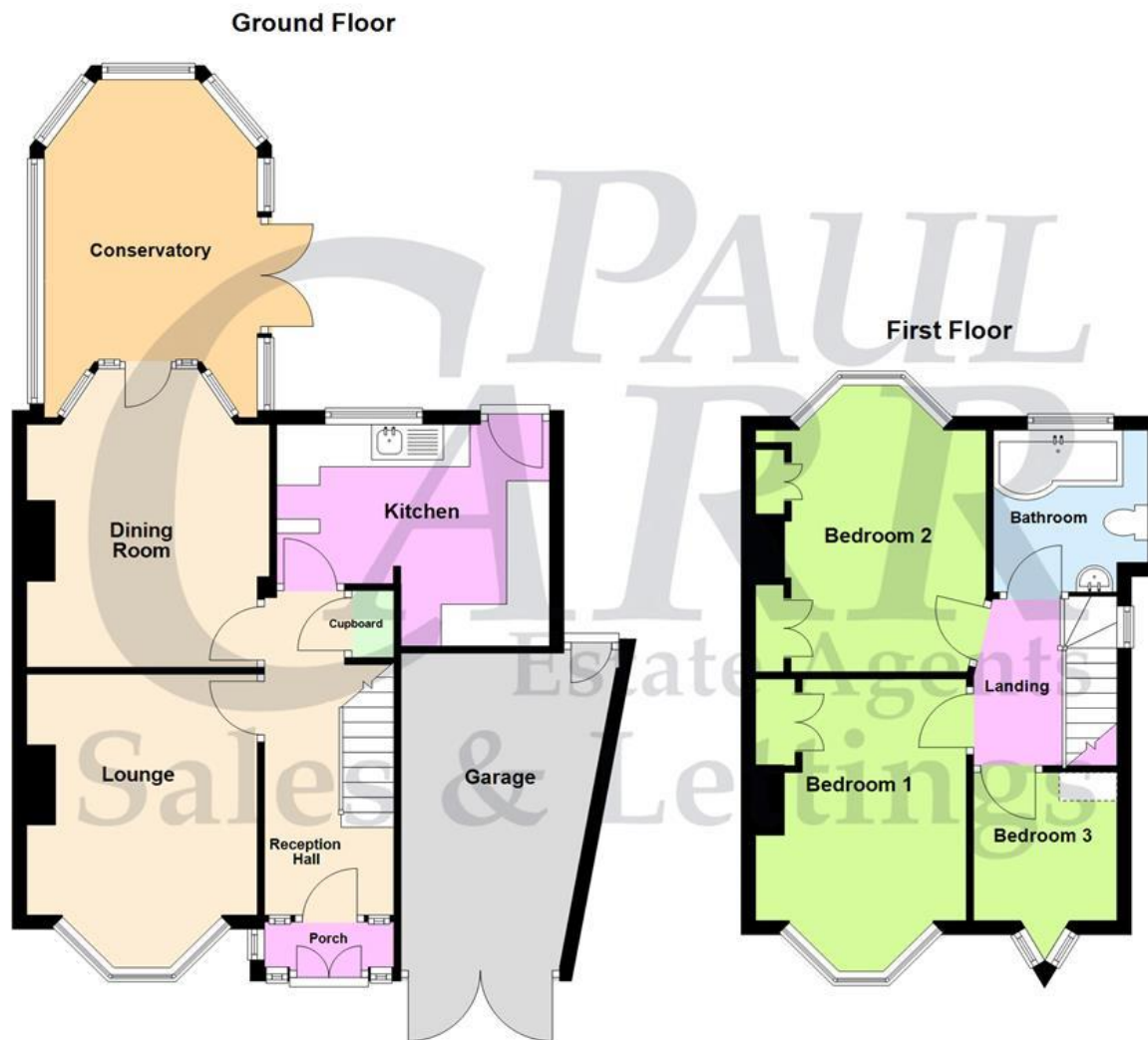
Services connected: Gas Electric Water Drainage

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		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

