



Dunbar Grove, Great Barr
Birmingham, B43 7PT

Offers Over £140,000

Great Barr

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We are delighted to offer for sale this beautifully presented top floor apartment, boasting stunning far-reaching views towards the city centre skyline, a newly refurbished high-quality kitchen, and an extended lease.

Situated within the ever-popular Park Farm Estate, Dunbar Grove occupies a peaceful cul-de-sac setting and forms part of a small, well-maintained development of just two apartment buildings. The property is conveniently positioned for a range of local amenities, schools, and excellent transport links. The apartment is accessed via a secure communal entrance with staircase leading to the top floor. Internally, the welcoming entrance hallway benefits from three built-in storage cupboards and provides access to all principal rooms.

The standout feature is the newly refurbished kitchen, beautifully fitted with a stylish range of contemporary wall and base units complemented by attractive work surfaces. There is an integrated electric hob and oven, space for additional appliances, a pantry cupboard, stylish herringbone-effect flooring, and a sink positioned beneath a window overlooking the rear of the development. Both bedrooms are generous double rooms, enjoying front and rear aspects respectively, providing excellent natural light. The spacious dual-aspect lounge is a wonderful living space, featuring modern décor, light-coloured carpets, and attractive views that create a bright and airy feel throughout.

Completing the accommodation is a beautifully appointed family bathroom, fitted with a modern tiled suite comprising a panelled bath with shower over, glazed shower screen, wash hand basin, and contemporary fittings. Further enhancing the appeal is the benefit of an extended lease, offering added peace of mind for future owners. Externally is also a private garage for the apartment giving additional practicality for storage needs and with the ability to park your vehicle inside or in front in the shared communal car park.

Offering stylish, move-in ready accommodation in a sought-after location, this superb apartment is perfectly suited to first-time buyers, downsizers, or buy-to-let investors alike. Early viewing is highly recommended.





Property Specification

TWO BEDROOM MODERNISED APARTMENT
TOP FLOOR
SPACIOUS LOUNGE
SEPARATE FITTED KITCHEN
GARAGE

Entrance Hallway
12' 6" x 4' 3" (3.8m x 1.3m)

Kitchen
9' 6" x 8' 6" (2.9m x 2.6m)

Bedroom One
12' 2" x 9' 10" (3.7m x 3m)

Bedroom Two
11' 2" x 9' 6" (3.4m x 2.9m)

Lounge
12' 6" x 13' 5" (3.8m x 4.1m)

Family Bathroom
8' 10" x 7' 3" (2.7m x 2.2m)

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: 22nd July 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 gas, electricity, water and drainage
Council tax band: A
Tenure: Leasehold 121 years remaining
Ground Rent: £125 per annum
Service Charge: £1700 per annum

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	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

