PAUL CARR Estate Agents Sales & Lettings

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

Highland Road, Great Barr
Birmingham, B43 7SH

Offers in the Region Of £240,000

Great Barr

Offers in the Region Of £240,000

3 1 2

Paul Carr Estate Agents Presents Highland Road, Great Barr - Positioned on the ever popular Highland Road in a prime pocket of Great Barr, this Freehold semi-detached home is offered with no upward chain, presenting an excellent opportunity for buyers looking to secure a well-located property with genuine scope to add value. Situated within the catchment area for well-regarded local schools, surrounded by nearby nature walks and benefiting from convenient motorway links for straightforward commuting, this is a location that consistently performs for both homeowners and investors alike.

Approached via a shared driveway, the property offers clear potential to create a larger private driveway utilising the front garden space, allowing parking for multiple vehicles (subject to relevant permissions). Entry is gained through a secure porch into a welcoming hallway, with doors leading to all principal ground floor rooms. The lounge provides generous living space, complete with carpeted flooring, a central feature fireplace and a bay window that enhances natural light. To the rear, a separate dining room is well illuminated via sliding patio doors opening directly onto the garden — ideal for entertaining or family living. The kitchen is fitted with a range of wooden wall and base units and offers additional space for freestanding appliances, presenting a functional layout with clear opportunity for modernisation.

To the first floor are two well-proportioned double bedrooms alongside a third single bedroom, suitable as a nursery, home office or dressing room. The family bathroom comprises a bathtub, hand wash basin and low-level W.C, with an airing cupboard housing the boiler. Externally, the rear garden is well maintained, featuring a patio seating area and lawn space.

Beyond the established shrubbery lies further potential to extend the usable garden footprint, offering additional scope for landscaping or expansion.

Overall, this is a solid, well-kept home in a highly sought-after area — perfectly liveable in its current condition yet primed for a buyer ready to modernise and capitalise on its full potential.

Property Specification

NO UPWARD CHAIN
SEMI-DETACHED
LOUNGE AND SEPARATE DINING SPACE
PRIME LOCATION

Porch 5' 10" x 3' 6" (1.77m x 1.07m)

Hallway 6' 7" x 5' 10" (2.00m x 1.77m)

Living Room 4.41m (14'6") max x 3.10m (10'2")

Dining Room 3.92m (12'10") x 2.97m (9'9")

Kitchen 2.86m (9'5") x 1.87m (6'2")

Bathroom 2.94m (9'8") max x 1.90m (6'3")

Bedroom 1 4.26m (14') x 3.11m (10'2")

Bedroom 2 4.17m (13'8") x 3.03m (9'11")

Bedroom 3 2.75m (9') x 1.82m (6')

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:

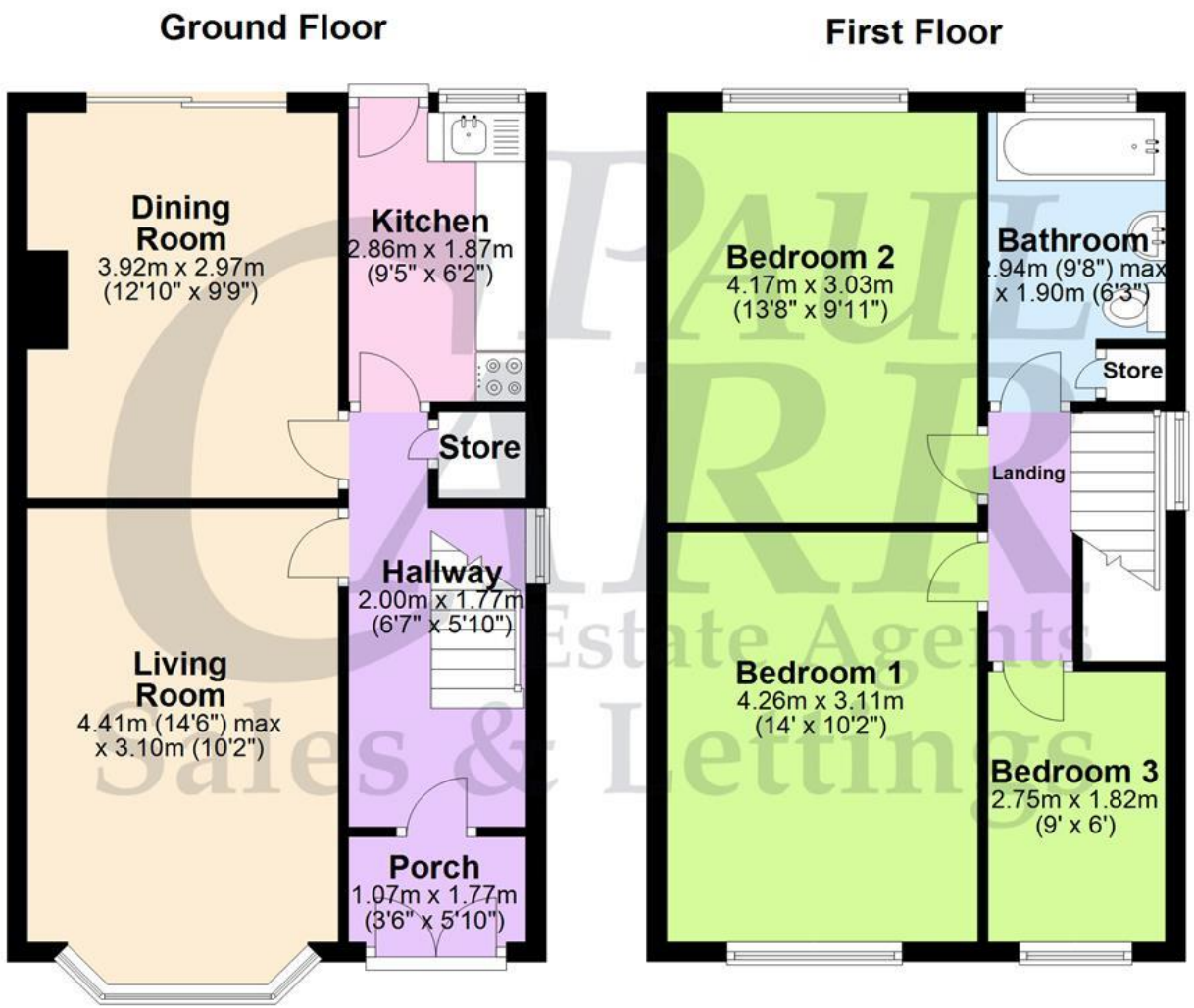
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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.

Viewer's Note:

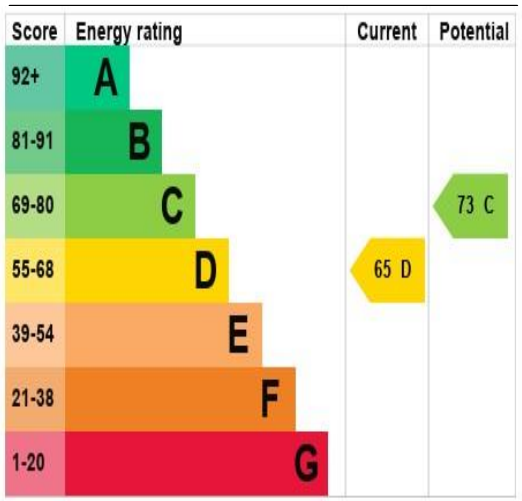
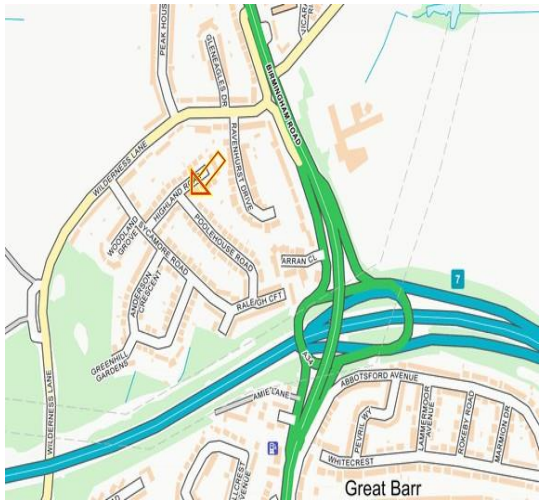
Services connected: mains electricity,gas,water and drainage
Council tax band: C
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating



Map Location