



Sterndale Road, Great Barr
Birmingham, B42 2AS

Offers in Excess of £190,000

Great Barr

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Offered to the market chain free, this well-presented three-bedroom terraced home occupies a popular residential position on Sterndale Road in Great Barr, providing excellent access to well-regarded schools, transport links and a range of local amenities.

The property is approached via a private driveway providing valuable off-road parking. Internally, the accommodation comprises a welcoming lounge featuring a bay window which allows for plenty of natural light, creating a bright and comfortable living space.

To the rear, the spacious kitchen/diner offers ample room for both cooking and dining, with double patio doors opening directly onto the rear garden, making it ideal for entertaining and family living.

The first floor provides three bedrooms, consisting of two well-proportioned double bedrooms and a practical single bedroom, suitable for a child's room, home office or guest accommodation. Completing the accommodation is a fresh and well-maintained family bathroom.

Outside, the rear garden enjoys a good-sized patio area immediately adjoining the property, leading onto a lawned section beyond. Fencing to the perimeter provides privacy and security, while the secluded outlook creates an enjoyable outdoor space for relaxation.

An excellent opportunity for first-time buyers, growing families or investors alike, early viewing is highly recommended.





Property Specification

THREE BEDROOM TERRACE
NO CHAIN
KITCHEN/DINER
OFF ROAD PARKING
WELL MAINTAINED PROPERTY

Living Room
4.82m (15'10") x 3.68m (12'1")

Kitchen/Dining Room
4.80m (15'9") x 3.02m (9'11")

Bathroom
2.08m (6'10") x 1.82m (6')

Bedroom 2
3.47m (11'5") x 3.03m (9'11")

Bedroom 3
2.79m (9'2") x 2.08m (6'10")

Bedroom 1
3.68m (12'1") x 3.29m (10'10")

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:

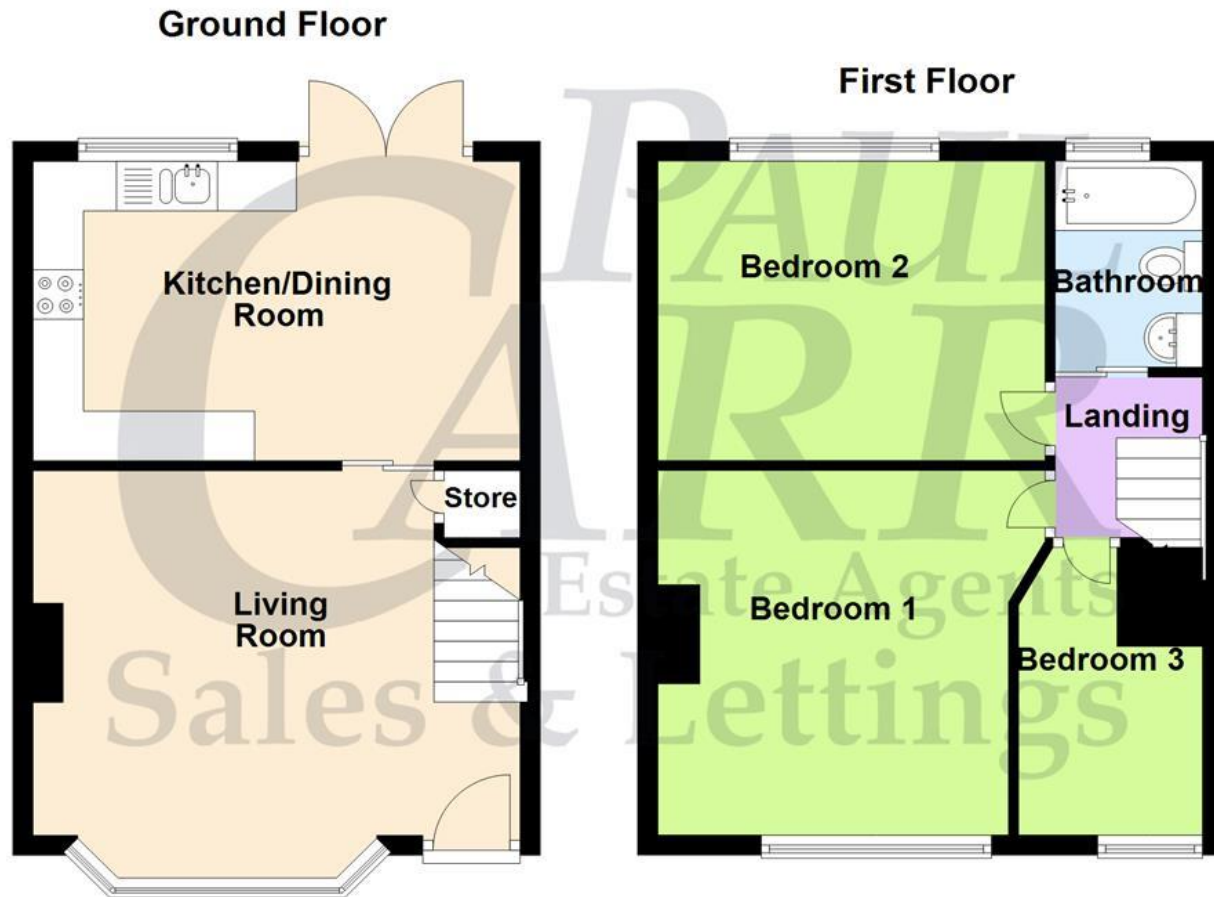
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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: A
Tenure: LEASEHOLD - having approx. 900 years remaining
Ground Rent: £9 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		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

