



Shenstone Road, Great Barr, B43 5LW

Offers Over £274,950

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Midland Residential are delighted to present this vastly improved and beautifully maintained three-bedroom detached residence, ideally situated in the ever-popular area of Great Barr. Positioned within close proximity to schools, local amenities, and public transport links, this attractive home offers both convenience and modern family living.

The property benefits from off-road parking to the fore, while internally it enjoys gas central heating and double glazing (where specified). The ground floor accommodation begins with an enclosed porch leading into a stylish hallway featuring modern, contemporary finishes. There is a convenient guest WC, followed by a through lounge offering an abundance of natural light and living space. The modern fitted kitchen is well-appointed with quality units and workspace, seamlessly flowing into a well-presented conservatory that provides an additional reception area overlooking the rear garden. To the first floor, there are three well-proportioned bedrooms along with a modern family bathroom finished to a high standard. The rear garden has been thoughtfully landscaped to include a raised lawned area, decorative stone sections for low-maintenance, and an impressive patio. The garden further benefits from secure rear gated access.

Offered with no onward chain, this exceptional home is ready for immediate occupation. Early viewings are highly recommended and strictly by appointment only.

- Detached
- Three Bedrooms
- Through Lounge
- Modern Kitchen
- Conservatory
- Modern Bathroom
- Gas Central Heating
- Double Glazed (where specified)
- EPC Rating C
- Council Tax Band D

Description

Approach

Having a block-paved driveway providing off-road access for upto two cars.

Porch

Having UPVC double-glazed French doors with white UPVC wall and ceiling cladding, ceiling light, with door leading to:

Entrance Hallway

3.33 x 3.04 (10'11" x 9'11")

Having a UPVC double-glazed front door with two fixed side units, laminate flooring, central heating radiator, gas meter access point in a boxed unit, wall light fitting, with stairs leading to the first floor and doors leading their off:

Through Lounge

7.37 x 3.48 (24'2" x 11'5")

Having laminate flooring, central heating radiator, UPVC double-glazed window to the fore, UPVC double-glazed sliding patio door leading to a conservatory, coal effect gas fire with fire surround and mirror above, two ceiling light points,

Kitchen

3.34 x 2 (10'11" x 6'6")

Having tiled flooring, a selection of modern wall and base units with an electric oven and induction hob over, extractor fan, work surfaces with splashback upstand with stainless steel sink inset, Upvc double glazed window with obscure glass to the side elevation, Upvc double glazed door leading to the conservatory, recessed ceiling spotlighting

Conservatory

3.25 (fp) x 5.39 (10'7" (fp) x 17'8")

Having tiled flooring, brick-built sub wall with UPVC double-glazed windows and panels and French doors leading to the rear

Guest WC

1.9 x 0.76 (6'2" x 2'5")

Having laminate flooring, UPVC double-glazed window with obscure glass to the side elevation, close-coupled WC, wash hand basin with hot and cold taps over splashback wall tiles, electric bar heater, mechanical extraction fan, ceiling light

Stairs & Landing

Having a fitted carpet, oak-stained handrail with glass balustrade, UPVC double-glazed window with obscure glass to the side elevation, two wall light fittings with doors leading there off:

Bedroom 1

3.61 x 3.48 (11'10" x 11'5")

Having a fitted carpet, central heating radiator, built-in fitted wardrobe with mirror sliding doors and fitted shelves, two UPVC double-glazed windows to the fore, ceiling light point.

Bedroom 2

3.66 x 3.48 (12'0" x 11'5")

Having a fitted carpet, built in fitted wardrobe with sliding doors, built-in shelving unit, central heating radiator, UPVC double glazed window to the rear, ceiling light point, loft hatch access point

Bedroom 3

2.27 x 2.04 (7'5" x 6'8")

Having a fitted carpet, central heating radiator, UPVC double glazed window to the fore, ceiling light point.

Bathroom

2.56 x 2.03 (8'4" x 6'7")

Having laminate flooring, close coupled WC, wash hand basin with mixer tap over and vanity unit below, glazed shower enclosure with thermostatic shower point and riser over, UPVC double glazed window with obscure glass leading to the rear, polished chrome central heating towel rail, part splashback wall tiles, wall mounted mirror ceiling light point, built-in airing cupboard with doors - housing a Worcester boiler.

Lean-too

Having a UPVC double-glazed door, providing access to the electric meter and fuseboard, BLocl built boundary wall with UPVC double-glazed windows and plastic clad ceiling, under stairs store.

Rear Garden

Having a slabbed patio, with raised brickwork providing a mature lawn area and decorative stone area, timber fencing to the boundaries, with a gated access leading to the rear.

Material Information

Ask agent for further information

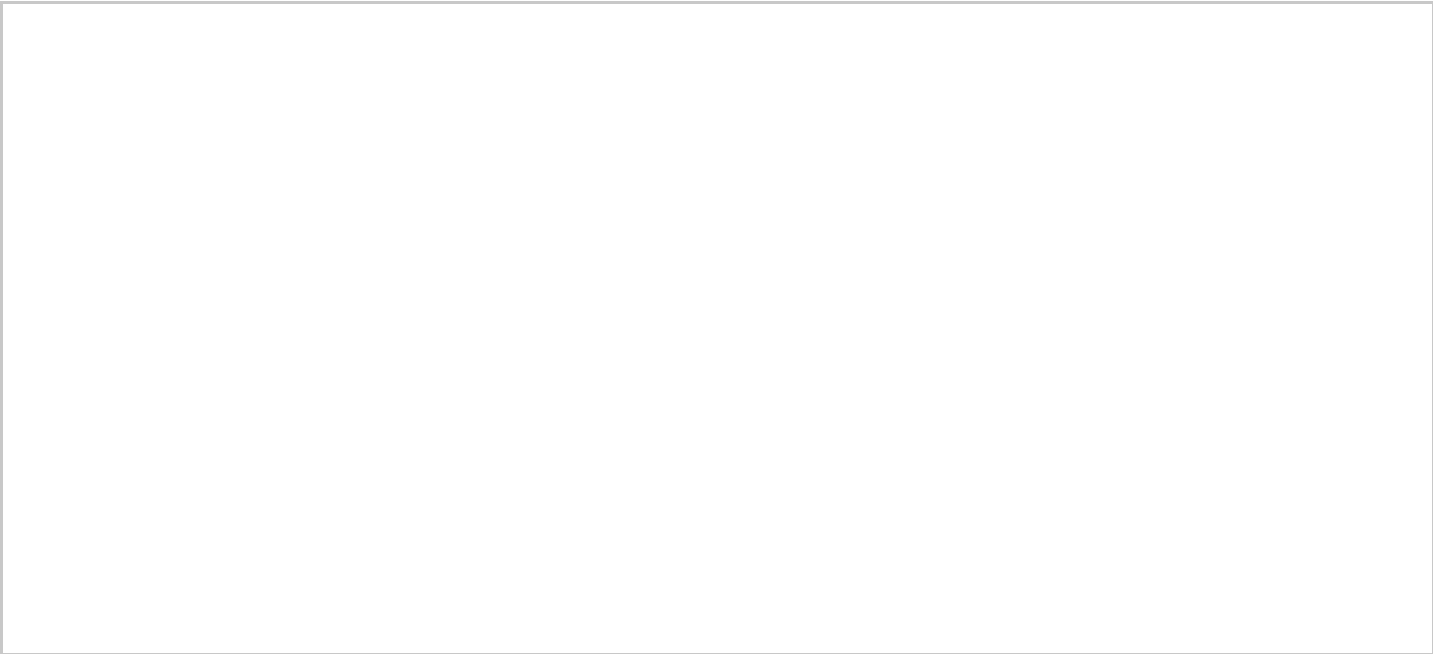








Floor Plans



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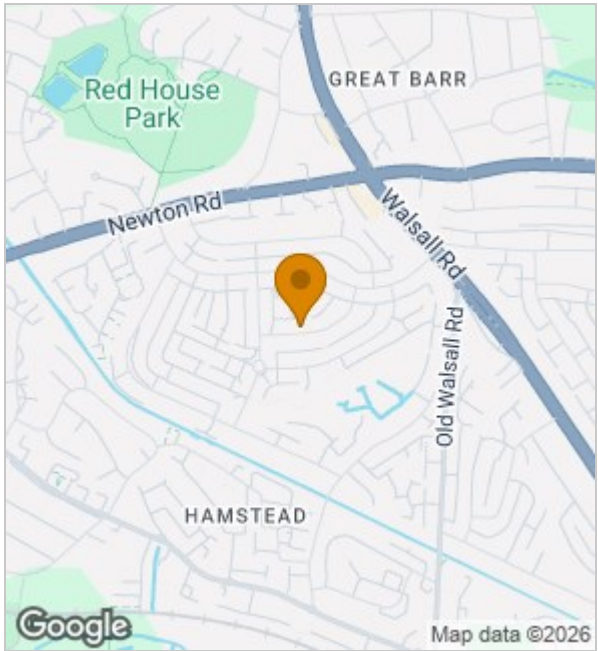
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Area Map



Energy Performance Graph

