



Duxford Road, Great Barr
Birmingham, B42 2JD

Offers Over £220,000

Great Barr

Offers Over £220,000



Chain free.

Three bedroom semi-detached home, ideally located on the ever-popular Duxford Road in the heart of Great Barr. Close to well-regarded schools, excellent transport links, and a range of local amenities, making it a convenient and well-connected location.

The property offers scope for a front driveway (subject to permissions), and briefly comprises a welcoming entrance hall, spacious through lounge, and a fitted galley style kitchen with wall and base units, integrated oven, gas hob with extractor, and integrated fridge.

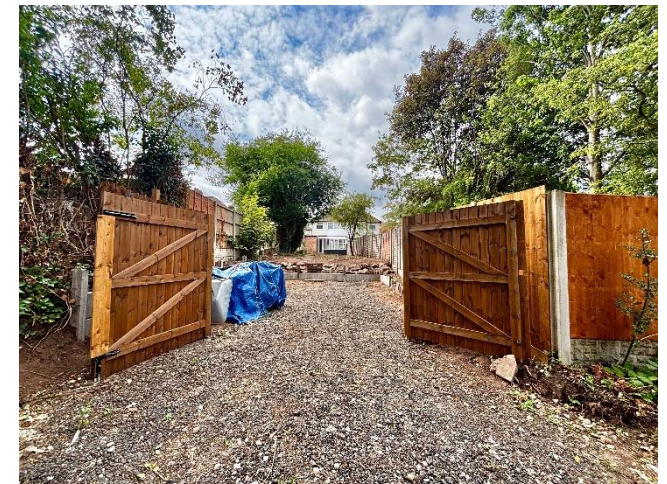
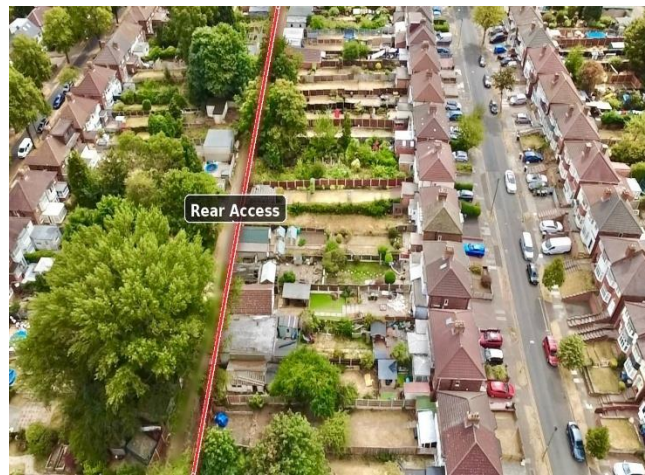
To the rear is a useful lean-to extension with plumbing in place for washing machine and offering excellent potential for a ground floor W.C. if desired.

Upstairs, there are two double bedrooms, a further single bedroom, and a spacious family bathroom comprising bathtub, separate shower cubicle, W.C, and wash hand basin.

The rear garden is a standout feature, generous in size, private, and offering obvious scope for a rear extension (subject to planning), while retaining excellent outdoor space.

The property further benefits from rear vehicle access providing off-road parking for multiple vehicles.

This is a fantastic opportunity in a sought-after location. Early viewing is highly recommended.





Property Specification

CHAIN FREE
REAR CAR PORT
REAR ACCESS
DRIVEWAY POTENTIAL STPP
LEAN TO WITH PLUMBING

Entrance Hall
2.69m (8'10") max x 1.67m (5'6")

Through Lounge
7.10m (23'4") x 3.02m (9'11")

Kitchen Area
3.11m (10'2") x 1.63m (5'4")

Lean-to
2' 8" x 19' 7" (0.81m x 5.96m)

Bedroom 2
13' 4" x 10' 0" (4.06m x 3.04m)

Bedroom 1
3.88m (12'9") max x 3.04m (10')

Bedroom 3
2.24m (7'4") x 1.66m (5'5")

Bathroom
2.26m (7'5") x 1.69m (5'7")

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:

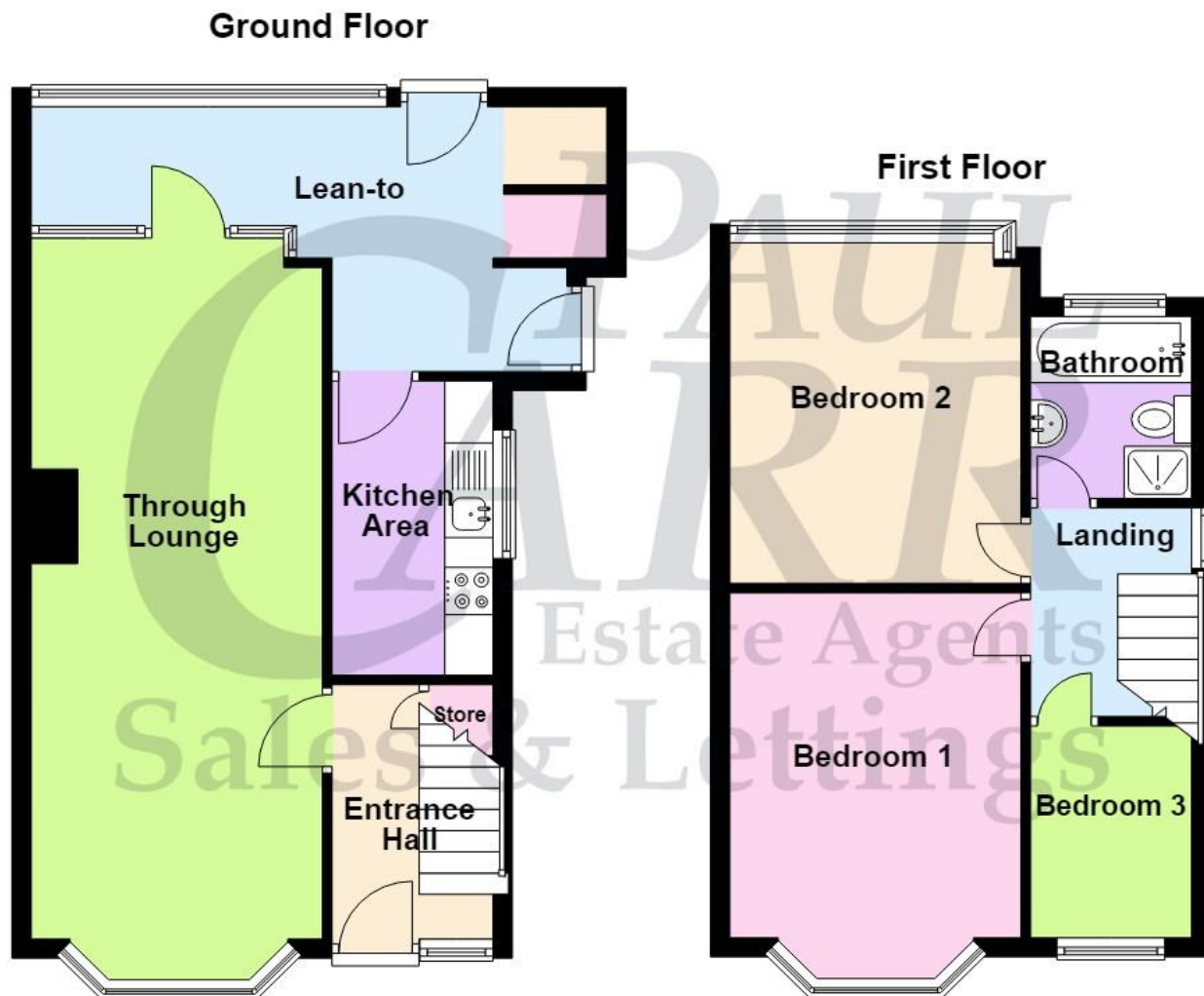
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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: B
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		84 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Map Location

