



Comsey Road, Great Barr
Birmingham, B43 7RG

Offers Over £295,000

CHAIN FREE / THREE DOUBLE BEDROOMS / DETACHED / EXTENDED / GARAGE CONVERSION POTENTIAL / GENEROUS DRIVEWAY / PRIVATE REAR GARDEN

Set within the popular and well-established Park Farm Estate in Great Barr, this well-maintained three-bedroom detached family home offers generous accommodation, excellent outdoor space and exciting potential for further improvement.

From the outset, the property offers excellent kerb appeal, with a substantial block-paved driveway providing off-road parking for multiple vehicles and a generous frontage.

The property has been well maintained by the current owners and benefits from new flooring and carpets to the ground floor, creating a fresh and welcoming feel. **Upon entering** through the secure porch, you are welcomed into the entrance hallway, providing access to the principal living accommodation. The main lounge offers a comfortable and versatile reception space, featuring a bay window and providing an ideal setting for relaxing, entertaining guests and family gatherings. To the rear of the property is a separate second reception room, which has been enlarged as part of the existing rear extension. This provides an excellent additional living space with views over the rear garden and offers flexibility for use as a family room, dining room, or playroom. The property also benefits from a convenient downstairs W.C, comprising a W.C and wash hand basin. The kitchen has also been extended as part of the rear extension, creating a larger and more practical footprint. The kitchen offers a good range of wall and base units, with ample space for a breakfast bar or dining table, together with useful side access. Further potential A particularly appealing feature of the property is the potential to utilise the existing garage space to create additional accommodation, subject to the necessary planning permissions and building regulations. This could provide the opportunity for a further reception room, home office, playroom or potentially a downstairs shower room, depending on the purchaser's requirements. There is also scope to explore further extension to the rear, subject to the relevant permissions, giving future owners the opportunity to enhance what is already a generously proportioned family home.

To the rear, the well-maintained garden offers a good degree of privacy and seclusion, with the property not being directly overlooked. The garden comprises a patio area, central stone section and surrounding lawn, all enclosed by fencing.

To the first floor, the spacious landing benefits from a window allowing plenty of natural light and leads to three generous double bedrooms — a particularly attractive feature for families and buyers requiring good-sized bedroom accommodation. The family bathroom is fitted with a bath and overhead shower, WC and wash hand basin, alongside a useful storage cupboard housing the property's combi boiler. Situated on the popular Park Farm Estate, the property is conveniently positioned for access to well-regarded schools, local amenities, shops and transport links, making it a highly practical location for families and commuters.

Offered to the market chain free, this detached home provides an excellent combination of generous accommodation, three double bedrooms, an extended kitchen and second reception room, substantial off-road parking, a private rear garden and genuine potential for further enhancement through the garage and possible additional extension.

An internal viewing is highly recommended to fully appreciate the space, potential and location this property has to offer.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C payable to Walsall Council.

Services Connected: mains electricity, gas, water and drainage.

Viewings: Strictly via appointment through our Great Barr Residential Sales Department on 0121 325 1133
or via Greatbarr@paulcarrestateagents.co.uk



Virtually Staged

Hall
4.69m (15'5") x 0.90m (2'11")

Living Room
4.19m (13'9") max x 3.36m (11')

Living Room Extension
4.95m (16'3") x 3.31m (10'10")

W.C
2.24m (7'4") x 0.67m (2'2")

Kitchen Extension
3.47m (11'5") x 3.10m (10'2")

Bedroom 1
4.16m (13'8") x 3.36m (11')

Bedroom 2
3.26m (10'8") x 3.13m (10'3")

Bedroom 3
3.09m (10'2") x 3.07m (10'1")

Bathroom
3.14m (10'4") max x 1.98m (6'6")

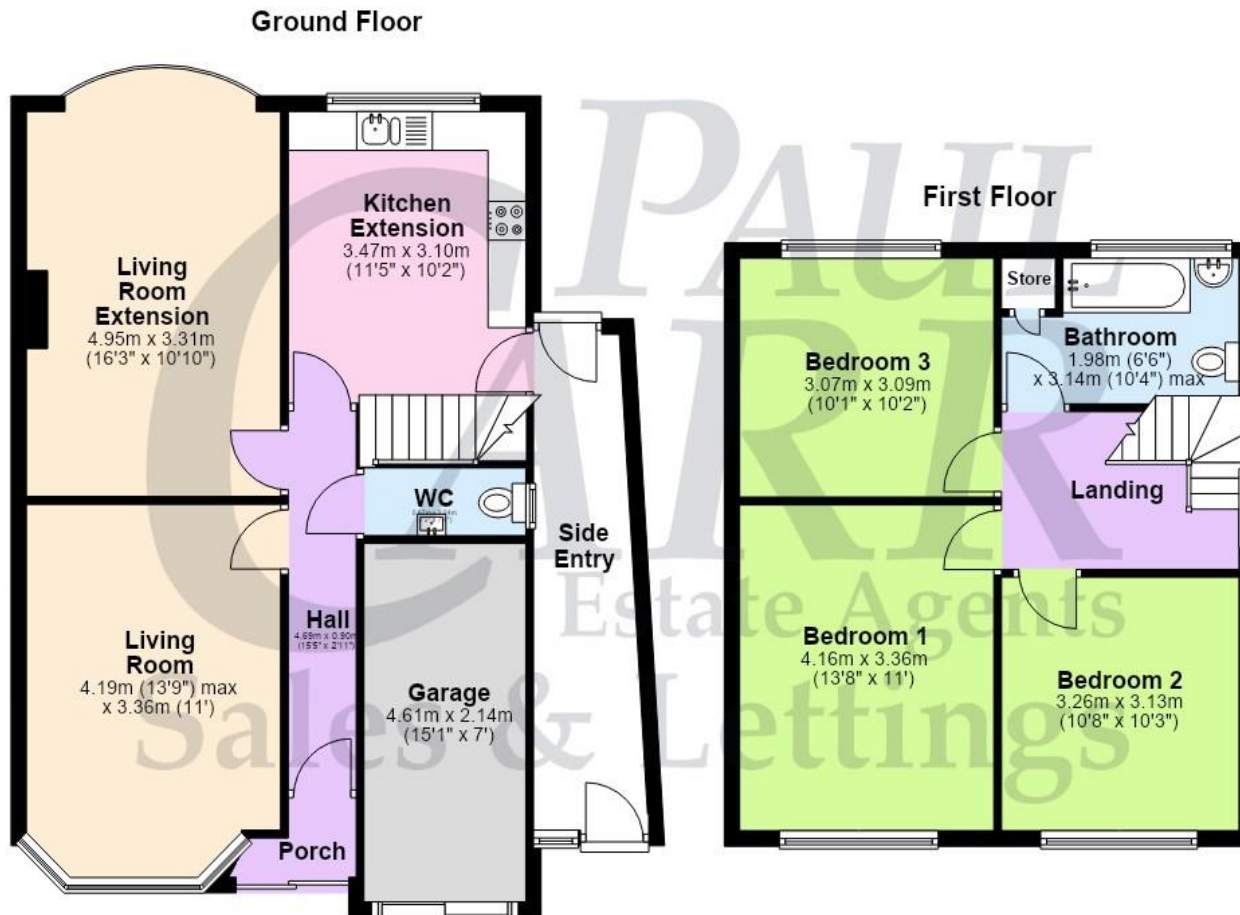
Garage
4.61m (15'1") x 2.14m (7')





Floor Plan

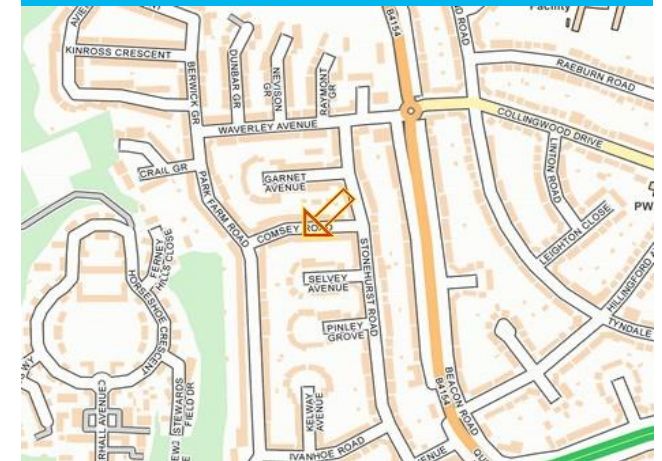
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







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.