



Weybourne Road, Great Barr
Birmingham, B44 9DD

£245,000

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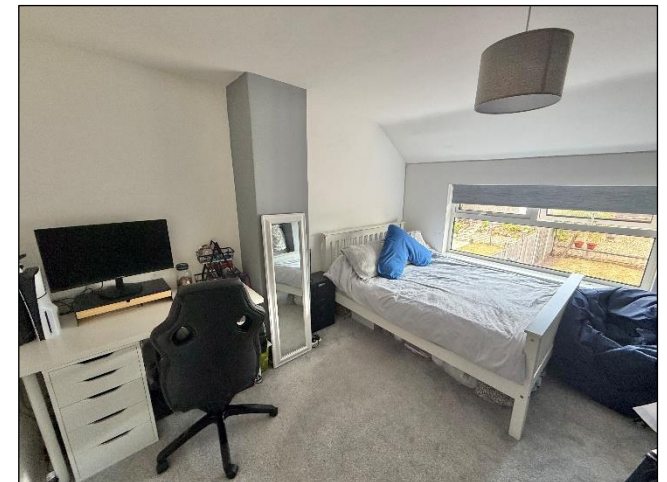
Welcoming to the market this well presented three bedroom semi detached home located on the popular Weybourne Road. Situated close to good local schools, shops, amenities making it perfect for first time buyers and growing families.

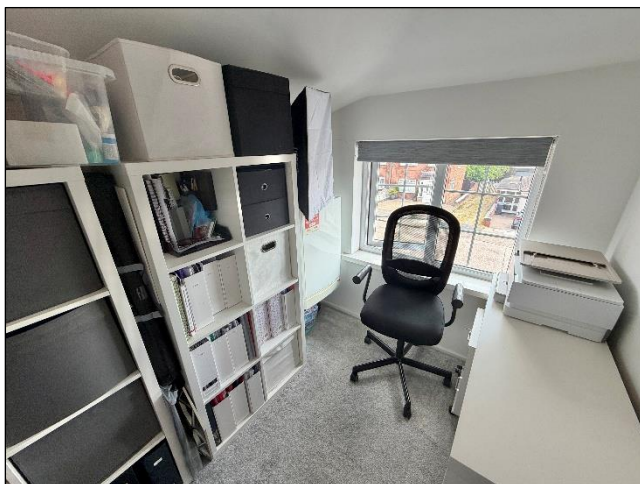
Approached via a driveway and steps leading up to the secure porch. Upon entry you are welcomed by a hallway giving you access to a dual aspect lounge/dining room. The kitchen offers an array of wall and base units, plenty of countertop space and space for suitable appliances. Completing the ground floor is a useful WC and hand wash unit under the stairs.

Heading upstairs you are presented with three bedrooms, two of which are good sized doubles and then a smaller but still generously sized third bedroom. The bathroom consists of a bathtub, shower cubicle, hand wash unit and WC.

Externally, the home has a large private rear garden with a paved patio, lawned area, shed/garage and fencing to the perimeter.

Viewing this excellent family home is highly recommended.





Property Specification

THREE BEDROOMS
SEMI DETACHED
EXCELLENT FIRST TIME BUY AND FAMILY HOME
DRIVEWAY
LARGE PRIVATE GARDEN

Porch
1.70m (5'7") x 0.50m (1'8")

Hallway
4.30m (14'1") max x 1.70m (5'7")

Lounge/Dining Room
8.20m (26'11") x 3.20m (10'6")

Kitchen
2.68m (8'10") x 1.70m (5'7")

WC
1.83m (6') x 0.80m (2'7")

Bedroom 1
3.48m (11'5") x 3.20m (10'6")

Bedroom 2
3.80m (12'6") x 3.20m (10'6")

Bedroom 3
2.40m (7'10") x 1.80m (5'11")

Bathroom
2.60m (8'6") x 1.80m (5'11")

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: 10th July 2026

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:

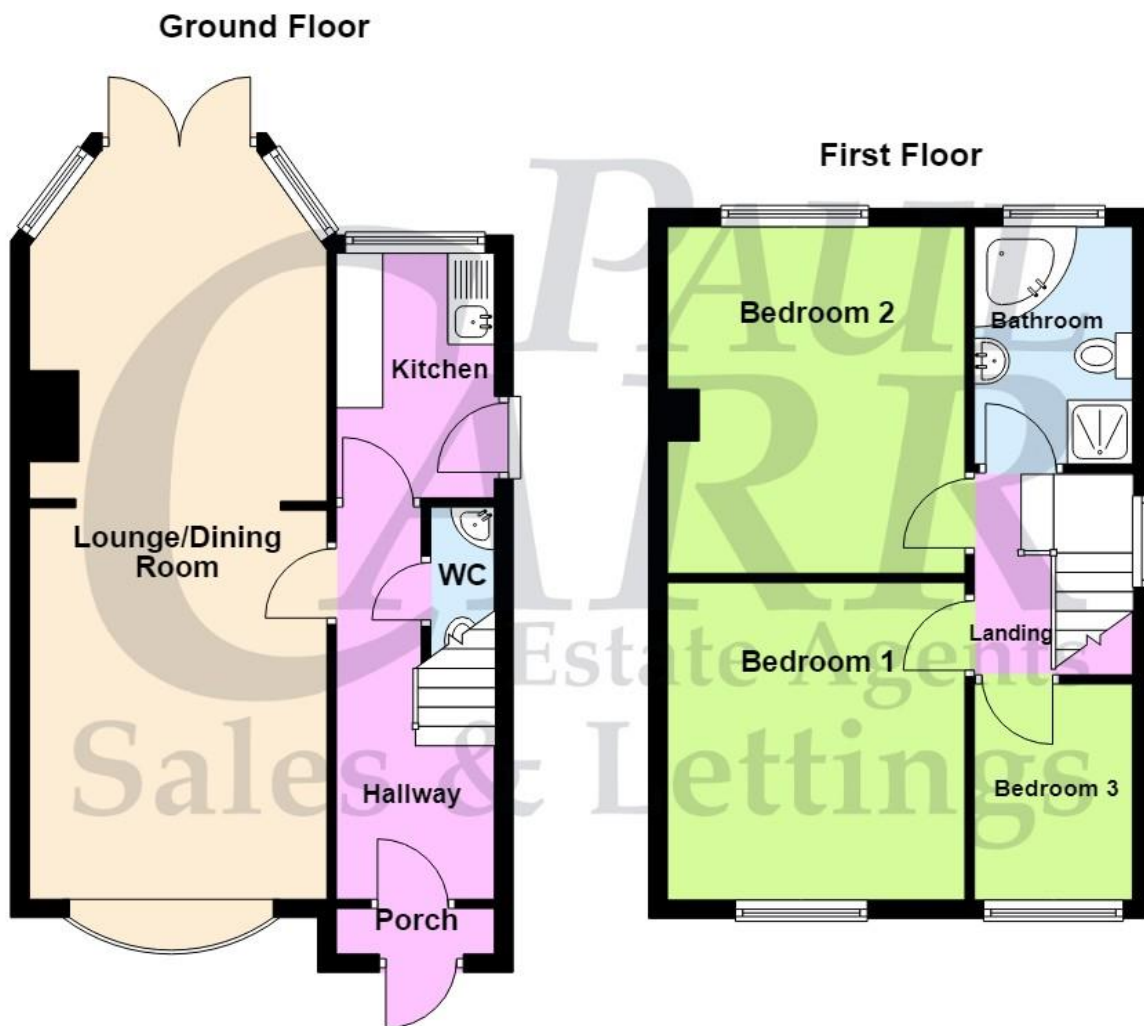
Services connected: Gas Electric Water Drainage Water Meter

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

