



Newton Road, Great Barr  
Birmingham, B43 6HN

**£625,000**

***Paul Carr Estate Agents is proud to bring to market this beautiful five bedroom detached home situated on the popular Newton Road.***

On arrival through your gated entrance, you are welcomed by a large concrete print driveway.

The ground floor offers a separate private lounge area with an inviting bay window, intricate coving design to the ceiling and a marble fireplace. The dining room features a good space for mealtimes and entertaining guests with patio doors to the rear. A downstairs shower room benefits from a tiled suite with quadrant shower enclosure. The kitchen offers a high spec range of wall and base units with granite worktops and island, 'Range' oven and hob with other integrated appliances such as dishwasher and fridge freezer. Flowing perfectly from here you enter into a lovely conservatory which features underfloor heating with space for dining table and seating area with fabulous views to the rear. The utility room is off to the side of the kitchen and features further storage cabinets and space for appliances with a patio door out into the garden.

To the first floor you are presented with two large double rooms and a great sized third bedroom, the main bedroom consists of great built-in wardrobe space and big open bay window with dressing area, the second bedroom also benefits from lots of space for free standing wardrobes with a great view looking over the landscaped garden. The third bedroom offers a fully built-in wardrobe and space for a single bed.

Heading up to the second floor you are presented with skylights that make the area very bright, the two bedrooms on the second floor are great additional bedrooms currently being used as office workspaces.

The garden offers a blocked paved patio with outdoor lighting, space for table and chairs and an attractive canopy covered seating area, following down the steps which greets you to your private lawned garden with mature shrubs to the fenced areas.

Integral access to the garage is afforded via the main hallway.

***Viewing this beautiful property is much needed to appreciate it in full glory.***

**Tenure:** We can confirm the property is Freehold

**Council Tax Band:** We can confirm the Council Tax Band is F payable to Sandwell 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](mailto:Greatbarr@paulcarrestateagents.co.uk)



**Hallway**  
16' 10" x 6' 3" (5.13m x 1.91m)

**Lounge**  
16' 2" x 16' 0" (4.94m x 4.88m)

**Dining Room**  
10' 6" x 10' 3" (3.20m x 3.13m)

**Kitchen**  
11' 10" x 16' 0" (3.6m x 4.88m)

**Conservatory**  
13' 11" x 11' 0" (4.24m x 3.35m)

**Utility room**  
9' 9" x 4' 4" (2.98m x 1.31m)

**Shower Room**  
8' 6" x 5' 8" (2.58m x 1.73m)

**Garage**  
17' 5" x 12' 5" (5.30m x 3.79m)

**Bedroom One**  
14' 4" x 13' 1" (4.37m x 4m)

**Bedroom Two**  
13' 4" x 12' 1" (4.07m x 3.68m)

**Bedroom Three**  
10' 0" x 8' 11" (3.06m x 2.71m)

**Bathroom**  
9' 8" x 8' 11" (2.95m x 2.71m)

**Bedroom Four** 8' 5" x 10' 0" (2.57m x 3.04m)

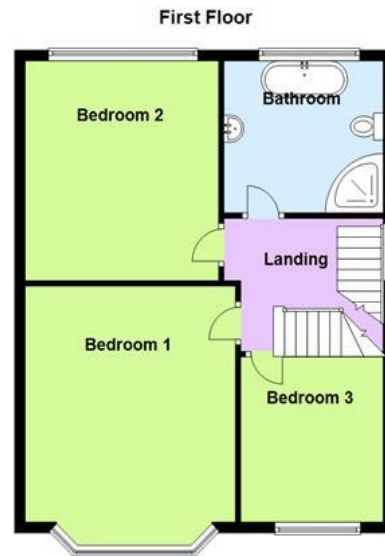
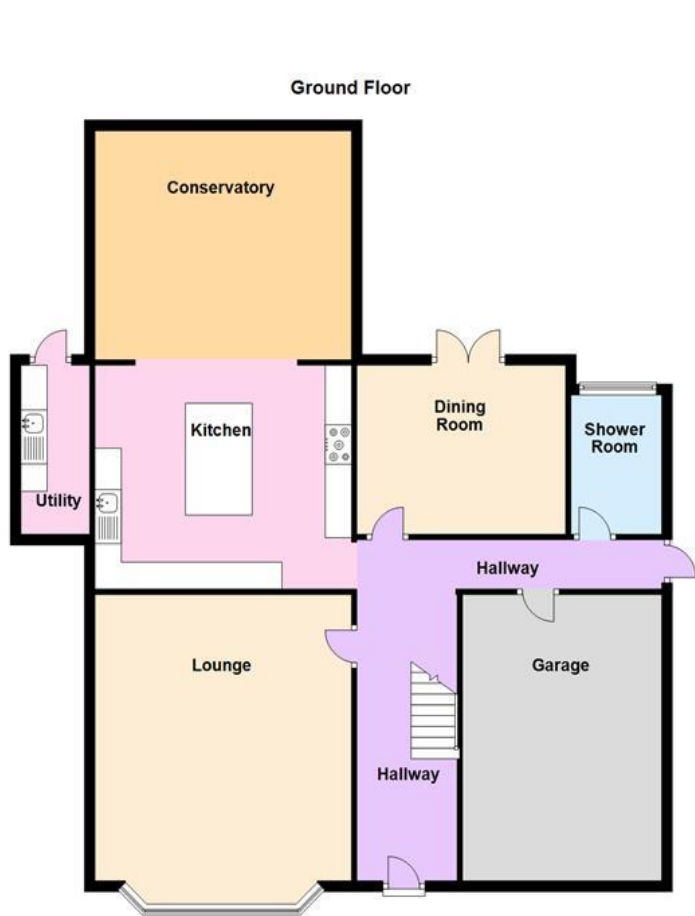
**Bedroom**  
5' 9" 1" x 10' 10" (2.78m x 3.31m)





# Floor Plan

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

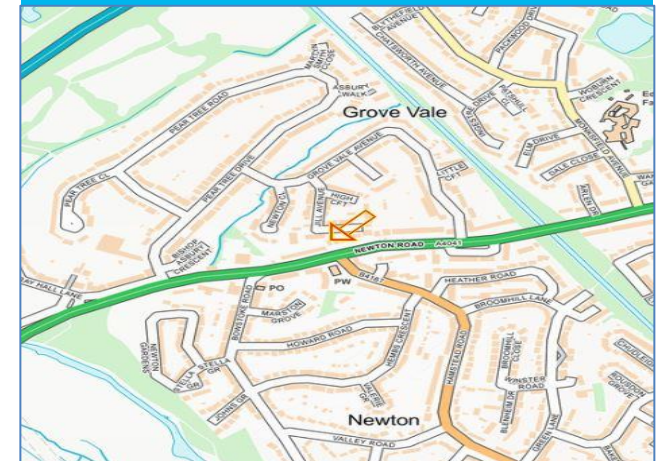


## Energy Performance Rating

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## 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: