



Blakeland Road, Great Barr
Birmingham, B44 8AR

Offers Over £240,000

Great Barr

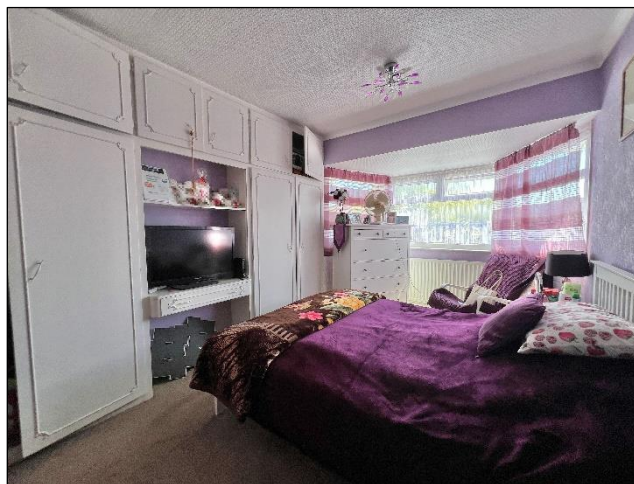
Offers Over £240,000

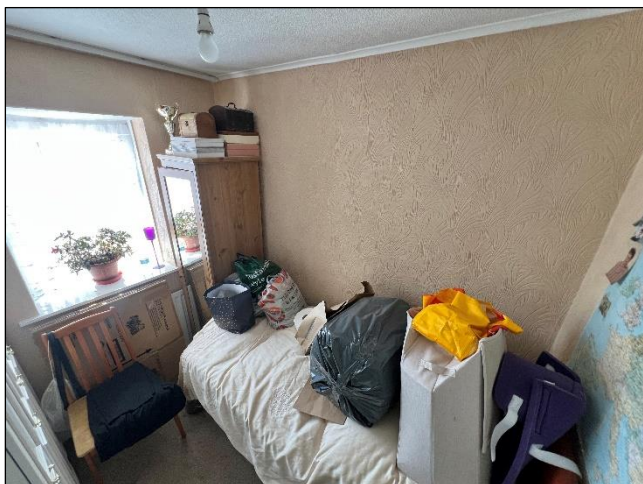


Welcoming to the market this well presented three-bedroom semi-detached family home located on Blakeland Road. Situated close to good local schools, shops and amenities, making it perfect for first-time buyers and investors.

Approached via a driveway suitable for multiple vehicles and entered through a secure porch. Upon entry you are welcomed by a hallway giving you access to a dual aspect lounge/dining room offering a bay window and access to the garden. The kitchen offers an array of wall and base units, plenty of countertop space, hand wash unit and a gas hob and oven. Completing the ground floor is a useful utility/sunroom. 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 family bathroom consists of a bathtub with shower over, hand wash unit and WC.

Externally, the home has a good sized private rear garden with a paved patio, lawned area, fencing and a garage to the rear. Viewing this home is highly recommended.





Property Specification

THREE BEDROOMS
SEMI DETACHED
WELL PRESENTED
DRIVEWAY
PERFECT FOR FIRST TIME BUYERS AND BUY TO LET
INVESTORS

Dining Room
4.61m (15'1") max into bay x 3.30m (10'10")

Lounge
4.11m (13'6") max into bay x 3.30m (10'10") max

Kitchen
3.20m (10'6") x 2.00m (6'7")

Bedroom 1
4.30m (14'1") max into bay x 3.30m (10'10")

Bedroom 2
4.60m (15'1") max into bay x 3.00m (9'10")

Bedroom 3
2.50m (8'2") x 2.10m (6'11")

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

Utility/Sunroom
9.20m (30'2") x 2.00m (6'7")

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: 30th June 2025

Viewer's Note:

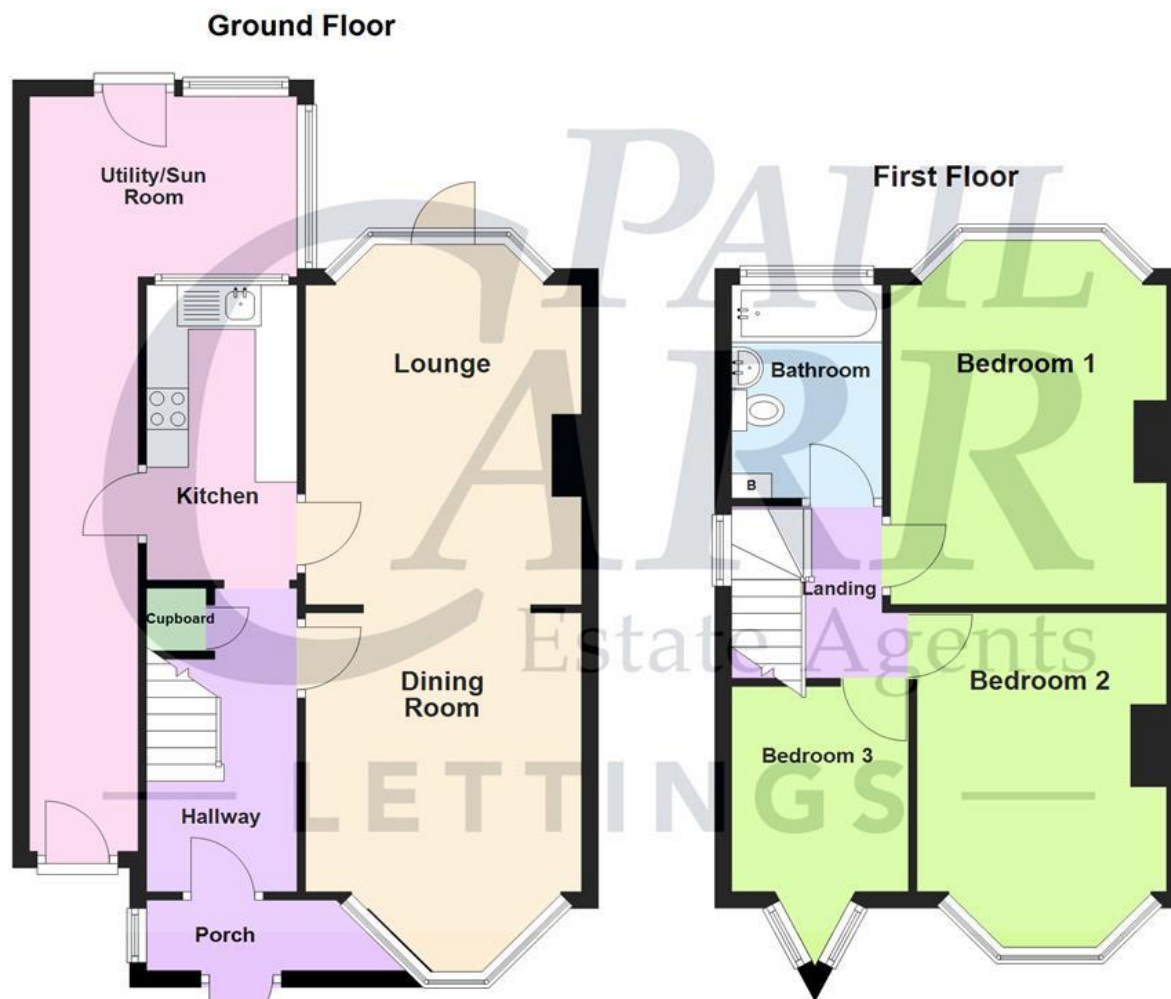
Services connected: Gas Electric Water Drainage

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		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

