



Stonehurst Road, Great Barr
Birmingham, B43 7RH

Offers Over £290,000

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Three Bedroom Detached Family Home | Popular Pheasey Estate | Chain Free

This three-bedroom detached property presents an excellent opportunity for a variety of buyers. Ideally positioned close to well-regarded local schools, convenient transport links and a range of nearby amenities, the home offers generous living accommodation with excellent potential for modernisation.

Offered chain free, the property is pleasing to the eye from the outset, boasting attractive curb appeal, a private block paved driveway providing ample off-road parking and a well-maintained frontage.

Upon entering the home, you are welcomed into a spacious through lounge and dining area, offering a versatile living space ideal for both family life and entertaining. The room benefits from a dual aspect allowing an abundance of natural light, with patio doors opening out onto the rear garden and creating a seamless connection between the indoor and outdoor spaces. The kitchen is well equipped with a range of white wall and base units complemented by marble-effect rolled edge work surface tops. There is space for additional freestanding appliances alongside an integrated electric hob. A useful side passage can be accessed from the kitchen, which has been conveniently enclosed with a roof providing shelter and additional practicality.

To the first floor, the property offers three bedrooms, including two well-proportioned double bedrooms and a further third bedroom, making this an ideal home for families or those requiring additional space. The shower room features a heated towel rail, hand wash basin, useful built-in storage cupboard and an open wall separation leading through to the W.C.

Externally, the rear garden provides a low-maintenance and private outdoor space, featuring a patio area ideal for garden furniture and entertaining, along with astro turf lawn. Rear access further enhances convenience and practicality.

Overall, this detached home combines a desirable location, generous accommodation and excellent potential, making it a fantastic opportunity for buyers looking to put their own stamp on a property within a sought-after area.



Property Specification

DETACHED HOME
CHAIN FREE PROPERTY
POPULAR ESTATE
WELL MAINTAINED CONDITION
OFF ROAD PARKING



Porch 2.07m (6'9") x 0.52m (1'8")
Hallway 3.55m (11'8") x 2.04m (6'8")
Lounge/Dining Room 7.90m (25'11") x 3.51m (11'6")
Kitchen 3.53m (11'7") x 2.15m (7'1")
Side Entry 5.87m (19'3") x 0.85m (2'9")
Shower Room 2.44m (8') x 2.02m (6'8")
Bedroom 1 11' 10" x 11' 9" (3.61m x 3.59m)
Bedroom 2 3.63m (11'11") max x 2.98m (9'9")
Bedroom 3 2.63m (8'8") max x 2.34m (7'8")

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: C
Tenure: Freehold

