



Throstles Close, Great Barr
Birmingham, B43 5PE

Offers in Excess of £250,000

Great Barr

Offers in Excess of £250,000



DO NOT MISS THIS OPPORTUNITY, CONTACT US TODAY TO ARRANGE EARLY VIEWING BEFORE YOU ARE TOO LATE!

Set within a quiet cul-de-sac in a popular Great Barr location, this extended three-bedroom semi-detached home presents a fantastic opportunity for first-time buyers, growing families and anyone seeking a well-positioned home with excellent everyday convenience.

The property is ideally placed close to a range of local amenities including shops, pharmacies and schools, while Sandwell Valley is within walking distance, offering fantastic open green space nearby. Excellent transport links and three allocated parking spaces further add to the appeal, making this a practical and attractive home for modern family living.

The property opens with a welcoming entrance hall, setting the tone for the space on offer throughout. From here, there is a spacious lounge, providing a comfortable room for relaxing and spending time together. The lounge leads into a well-presented dining kitchen, fitted with a good range of units and offering space for a dining table and chairs, creating a sociable and functional area for cooking, dining and family life. The kitchen also includes a large floor-to-ceiling built-in cupboard, an under-counter washing machine and a tall fridge freezer. To the rear of the ground floor, a useful storage/lobby area provides access to the garden and leads through to the extended shower room. Finished with modern tiling, this practical addition includes a WC, wash basin and large shower cubicle, making it a valuable feature for busy households and family living. Upstairs, the property offers two good-sized double bedrooms, both benefiting from large wardrobes, along with a further well-proportioned third bedroom, ideal as a child's room, nursery or home office. The family bathroom is well maintained and comprises a WC, wash basin and shower over the bath.

The landing also benefits from a useful airing cupboard, providing additional storage and housing the gas central heating boiler, which was fitted in April 2025. The home benefits from full double glazing and a boarded loft, helping to create a well-insulated and energy-efficient property with a high EPC rating.

Outside, the rear garden is a generous size and has been designed with ease of maintenance in mind, with slabbed areas creating a versatile outdoor space ideal for seating, entertaining or simply enjoying during the warmer months. There is also space to plant along either side of the garden, making it a great option for those who enjoy gardening. Combining generous accommodation, a convenient location, energy-efficient features and excellent family-friendly space, this warm and welcoming home is one not to be missed.





Property Specification

MODERN FAMILY HOME
THREE BEDROOMS
SET IN A QUIET CUL DE SAC
3 ALLOCATED PARKING SPACES
POPULAR LOCATION

Lounge 4.33m (14'2") x 3.65m (12')

Dining Kitchen 4.66m (15'3") x 2.64m (8'8")

Rear Lobby 2.72m (8'11") x 0.88m (2'11")

Entrance Hall 3.51m (11'6") x 1.27m (4'2")

Shower Room 2.72m (8'11") x 2.44m (8')

Cupboard 0.91m (3') x 0.72m (2'4")

Landing

Bedroom 1 3.59m (11'9") x 2.66m (8'9") plus 0.48m (1'7") x 0.48m (1'7")

Bathroom 1.95m (6'5") x 1.82m (6') plus 0.48m (1'7") x 0.48m (1'7")

Bedroom 2 3.46m (11'4") x 2.66m (8'9") plus 0.48m (1'7") x 0.48m (1'7")

Bedroom 3 2.45m (8') x 1.95m (6'5") plus 0.48m (1'7") x 0.48m (1'7")

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: 16th June 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 and drainage
Council tax band: C
Tenure: Freehold

Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

