



Newton Road, Great Barr
Birmingham, B43 6AD

£425,000

A SUBSTANTIALLY EXTENDED THREE DOUBLE BEDROOM DETACHED FAMILY HOME WITH A PRIVATE REAR GARDEN, GARAGE AND OFF-ROAD PARKING, IDEALLY SITUATED ON THE POPULAR NEWTON ROAD IN GREAT BARR.

Situated in a highly regarded residential location, this impressive detached family home has been significantly extended to the rear, creating generous accommodation throughout. Ideally placed within a short walk of the shops and amenities at Scott Arms, with convenient access to the M6 motorway, the property offers an excellent combination of space, privacy and everyday convenience.

The ground floor begins with a welcoming entrance hallway leading to a modern fitted kitchen, positioned to the front of the property, alongside a separate utility room and guest W.C.

To the rear, the substantial extension has created an excellent open-plan living and dining area, providing a versatile space for family life and entertaining.

Upstairs, the spacious landing leads to three genuine double bedrooms, with bedrooms one and two being particularly impressive in size thanks to the double-storey rear extension. The principal bedroom further benefits from its own private en-suite shower room, while the remaining accommodation is completed by a third double bedroom and a modern family bathroom.

Externally, the property offers off-road parking to the front, together with an integral garage. To the rear, the garden is a real highlight, enjoying a particularly private and secluded feel, with a generous patio area leading onto the lawn and a pleasant outlook backing onto Red House Park.

A FANTASTIC OPPORTUNITY TO ACQUIRE A SPACIOUS AND VERSATILE FAMILY HOME IN A SOUGHT-AFTER GREAT BARR LOCATION. EARLY VIEWING IS HIGHLY RECOMMENDED!

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E 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



Entrance Hallway
21' 4" x 5' 11" (6.5m x 1.8m)

Utility room & W.C
6' 11" x 11' 6" (2.1m x 3.5m)

Garage
18' 1" x 7' 10" (5.5m x 2.4m)

Kitchen
21' 0" x 6' 11" (6.4m x 2.1m)

Extended Lounge & Dining Area
22' 8" x 19' 0" (6.9m x 5.8m)

Bedroom Two
18' 4" x 8' 6" (5.6m x 2.6m)

Family Bathroom
9' 10" x 5' 3" (3m x 1.6m)

Principle Bedroom
19' 8" x 10' 2" (6m x 3.1m)

En-suite
5' 11" x 7' 7" (1.8m x 2.3m)

Bedroom Three
8' 10" x 10' 2" (2.7m x 3.1m)





Floor Plan

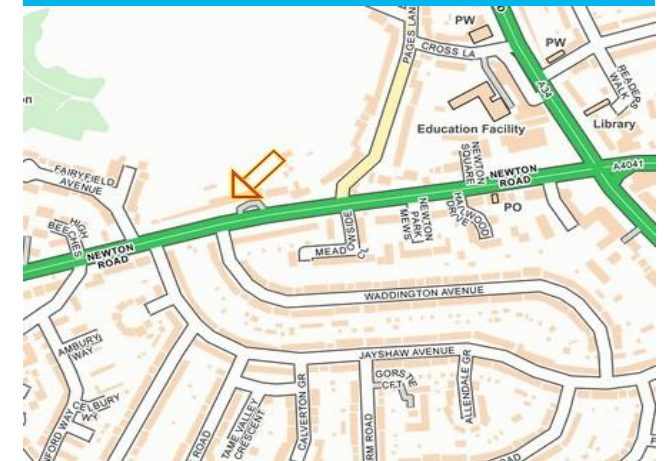
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance 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







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 £47.50 + VAT (£57 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.

Viewing information - Viewings are strictly by appointment only. Please note photography or video recording is not permitted during a viewing unless agreed in advance.