



Heather Road, Great Barr
Birmingham, B43 5BY

Offers in Excess of £400,000

Great Barr

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Perfect family home! This heavily and substantially extended four-bedroom end of terraced residence offers an exceptional amount of living space, making it ideal for growing families. Situated in a highly desired and popular location, the property is conveniently close to local amenities and excellent transport links, ensuring both comfort and convenience for modern living.

Set behind a spacious front driveway, the home immediately impresses with its attractive kerb appeal and ample off-road parking, alongside the added benefit of an integral garage. Upon entering, you are welcomed by a bright and inviting reception hall that sets the tone for the generous accommodation throughout.

To the rear, a large lounge provides the perfect setting for relaxing and entertaining, while the fabulous modern dining kitchen serves as the true heart of the home, offering stylish fittings and ample space for family gatherings. Further enhancing the ground floor is a useful additional sitting room/office, ideal for those working from home, along with a separate utility room and convenient guest WC. Upstairs, the property continues to impress with three good-sized double bedrooms and a further well-proportioned single bedroom. The master suite benefits from its own ensuite shower room and a walk-in wardrobe, creating a wonderful private retreat. A modern family bathroom completes the first-floor accommodation.

Externally, the rear garden is a generous size and provides an excellent space to enjoy the summer months, whether relaxing with family or hosting outdoor gatherings. Early viewing is highly recommended to fully appreciate the space, quality and superb location this outstanding family home has to offer - contact us today to arrange your viewing!



Property Specification



PERFECT FAMILY HOME
IDEAL LOCATION
HEAVILY EXTENDED
SPACIOUS FRONT DRIVE
FOUR BEDROOMS

Lounge 6.54m (21'5") x 3.62m (11'11")

Modern Dining Kitchen 7.56m (24'10") x 3.50m (11'6")

Office / Additional Sitting Room 3.51m (11'6") x 2.21m (7'3")

Reception Hall

Garage 4.65m (15'3") x 2.49m (8'2")

Porch

Utility 2.20m (7'3") x 2.04m (6'8")

Bathroom 2.69m (8'10") x 2.41m (7'11")

Bedroom 2 4.07m (13'4") x 2.70m (8'10")

En-suite

Walk-in Wardrobe

Bedroom 1 5.21m (17'1") x 3.50m (11'6")

Bedroom 3 3.43m (11'3") x 3.22m (10'7")

Bedroom 4 3.59m (11'9") x 2.37m (7'9")

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: 27th February 2026

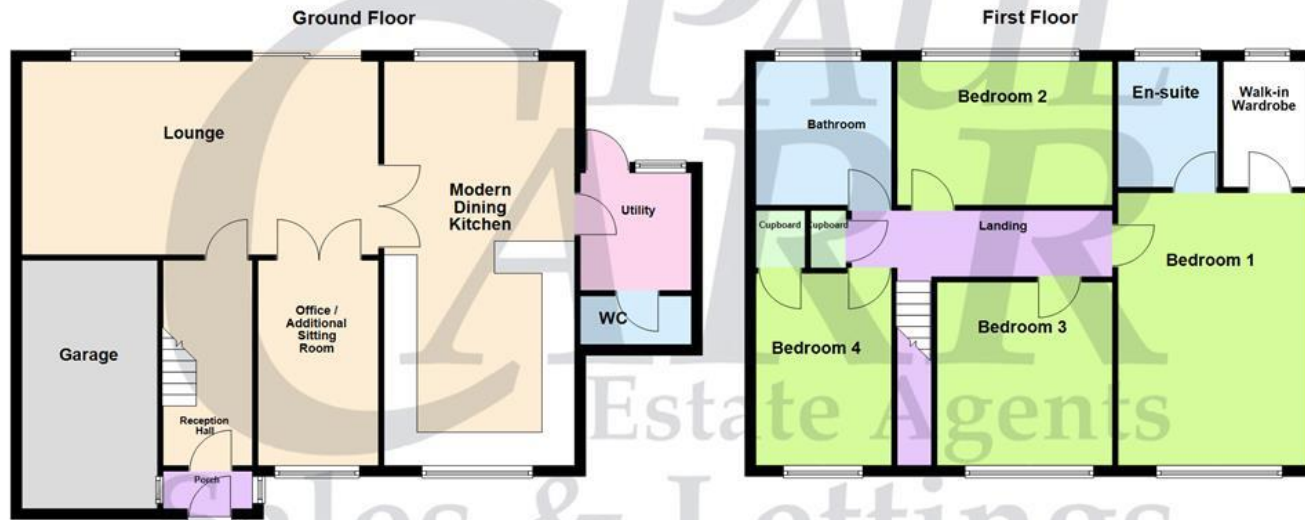
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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, drainage
Council tax band: D
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		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

