



Stanhope Way, Great Barr
Birmingham, B43 7UA

Offers Over £200,000

Great Barr

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Chain-free and Freehold, this well-presented two-bedroom end-of-terrace home on Stanhope Way Offering practical accommodation with a private driveway, additional front garden space, and a sunny, south-facing paved rear garden, ideal for relaxing or entertaining.

Entering the property, you are welcomed into a spacious lounge and dining area, featuring dual-aspect windows that fill the space with natural light.

The kitchen includes a slight extension, with fitted wall and base units and space for free-standing appliances.

Upstairs are two good-sized double bedrooms and a modern wet room.

With off-road parking, a low-maintenance rear garden, and plenty of potential.

This home is an ideal choice for first-time buyers, downsizers, or investors alike.





Property Specification

CHAIN FREE PURCHASE
END OF TERRACE
OFF ROAD PARKING
POPULAR PHEASEY ESTATE
SOUTH FACING GARDEN

Entry
1.82m (6') x 0.90m (2'11")

Dining Area
4.25m (13'11") max x 3.42m (11'3")

Lounge Area
4.25m (13'11") x 3.26m (10'8")

Kitchen Area
3.27m (10'9") max x 1.51m (4'11")

Bedroom 1
4.26m (14') x 3.26m (10'8")

Bedroom 2
4.41m (14'6") max x 2.70m (8'10")

Wet Room
2.61m (8'7") x 1.57m (5'2")

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:

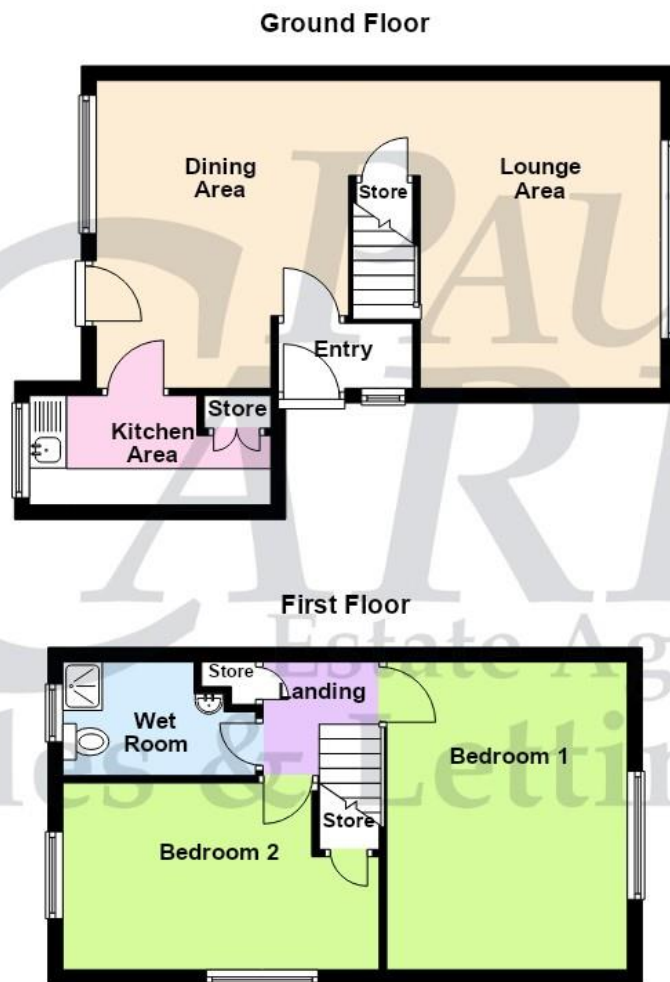
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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.

Viewer's Note:

Services connected: mains electricity, gas, water and drainage
Council tax band: B
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		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

