



Arlen Drive, Great Barr  
Birmingham, B43 6RA

**Offers Over £350,000**

# Great Barr

Offers Over £350,000



*Tucked away just off Newton Road on the quiet and sought-after Arlen Drive, this impressive three-bedroom detached home offers privacy, character, and exciting future potential.*

Ideally positioned within easy reach of motorway links, well-regarded schools, and a variety of local shops and amenities, this home delivers the perfect blend of convenience and peaceful residential living.

Offered to the market with no onward chain, the property is brimming with extension potential (subject to planning), making it a fantastic opportunity for buyers looking to create their long-term dream home while adding serious value.

Upon arrival, the property benefits from a generous frontage with off-road parking and access to an integral garage. Entry is via a secure porch, leading into a warm and inviting lounge, where a charming bow window allows natural light to pour in, enhancing the welcoming feel of the space.

To the rear, the kitchen/dining room is a real standout—stylish yet full of character. Featuring exposed brickwork framing the inset sink, a breakfast bar for casual dining, and integrated appliances, it's a space designed for both everyday living and entertaining.

The adjoining utility room adds practicality and flow, complete with access to a guest W.C and internal entry to the garage. Upstairs, the property offers two spacious double bedrooms, a well-proportioned single room, and a modern, well-finished bathroom complete with contemporary tiling, bath with overhead shower, WC, and hand wash basin. The rear garden provides a private and secluded outdoor retreat, with a patio area ideal for summer seating and entertaining, leading onto a generous lawn space.

Fully enclosed with fencing, it offers both privacy and security—perfect for families or those who enjoy outdoor living. Properties in this tucked-away location, with this level of potential and presentation, rarely stay on the market for long. Early viewing is strongly advised.





## Property Specification

CHAIN FREE  
EXTENSION POTENTIAL  
SECLUDED LOCATION  
DETACHED PROPERTY  
MODERN INTERIORS

Porch 1.94m (6'4") x 1.11m (3'8")

Living Room 4.92m (16'2") x 2.00m (6'7")

Kitchen/Breakfast Room  
4.95m (16'3") x 3.32m (10'11")

Utility Area 3.75m (12'3") x 2.34m (7'8")

W.C 1.39m (4'7") x 0.83m (2'9")

Garage 4.98m (16'4") x 2.34m (7'8")

Bathroom 2.44m (8') x 1.81m (5'11") plus 0.99m  
(3'3") x 0.99m (3'3")

Bedroom 1 3.32m (10'11") x 3.02m (9'11") plus  
0.99m (3'3") x 0.99m (3'3")

Bedroom 2 3.73m (12'3") x 2.54m (8'4") plus 0.99m  
(3'3") x 0.99m (3'3")

Bedroom 3 2.76m (9'1") x 2.28m (7'6") plus 0.99m  
(3'3") x 0.99m (3'3")

### 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

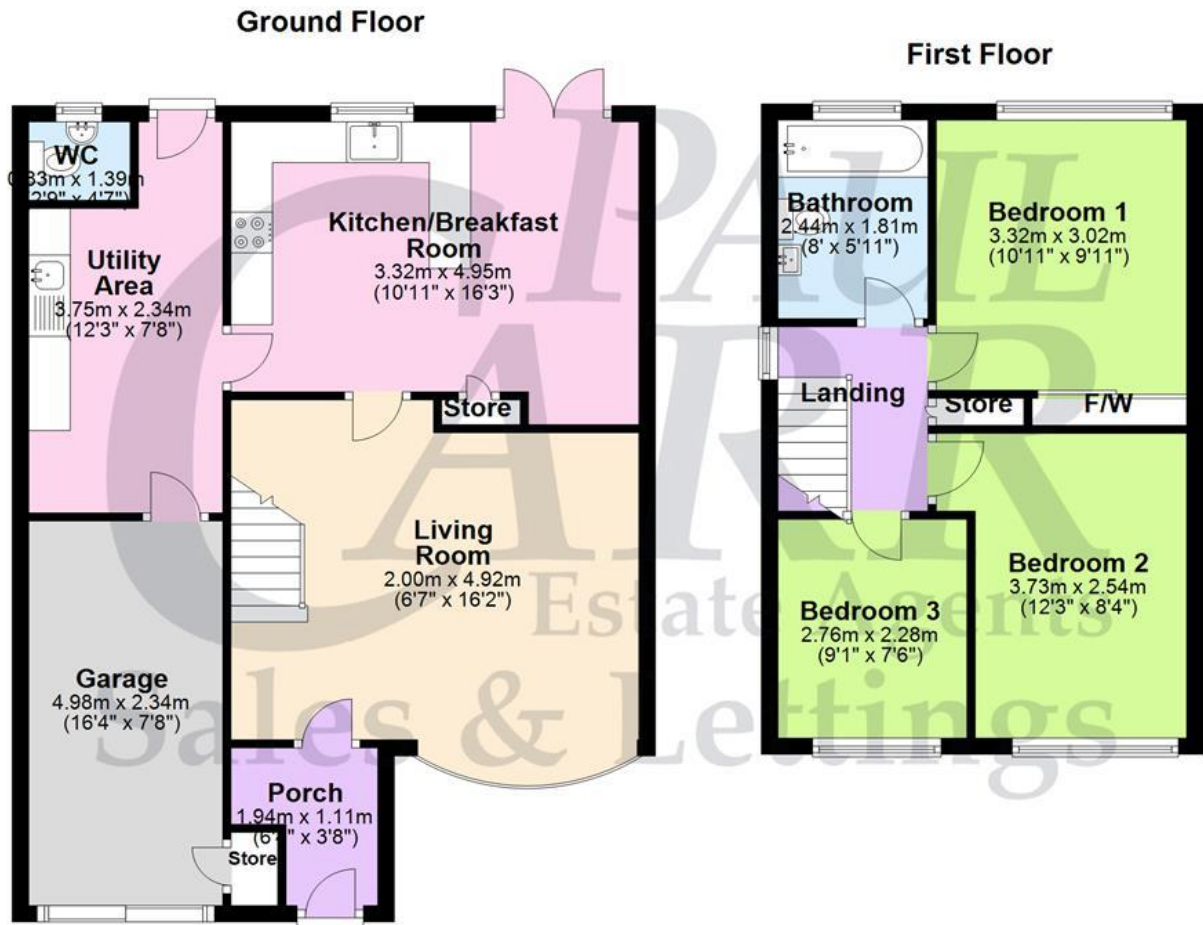
Council tax band: E

Tenure: Freehold

EPC: D

# 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		74 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

