

Property details approval form

302b Hamstead Road, Great Barr, BIRMINGHAM, West Midlands, England, B43 5EN

Date: 07 August 2026

Property Ref and Version: GBR313080 - 0005

Not for marketing purposes INTERNAL USE ONLY

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£230,000

Tenure: Freehold

○ Key Features

- > Energy Rating: C
- > THREE BEDROOMS
- > 1 LOUNGE
- > SPACIOUS KITCHEN
- > WELL MAINTAINED REAR GARDEN
- > FAMILY BATHROOM
- > GAS CENTRAL HEATING
- > DOUBLE GALZING

○ Short Description

*** 3 BEDROOMS *** SEMI DETACHED *** GARAGE ***

○ Long Description

Well presented three bedroom semi detached home with rear garage.

A fantastic opportunity to acquire this well proportioned three bedroom semi detached home, ideally situated on the popular Hamstead Road, B43. Offering spacious accommodation throughout, this property is perfect for first-time buyers, growing families or investors alike.

The ground floor comprises a bright and welcoming living room along with a modern kitchen/dining area, providing an ideal space for both everyday living and entertaining. Upstairs, the property offers three well-sized bedrooms and a family bathroom.

Externally, the home benefits from a private rear garden leading to a garage with rear access, offering secure parking or additional storage.

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Conveniently located close to local schools, shops, transport links and everyday amenities, this is a home that combines comfort, practicality and an excellent location.

○ **Directions**

○ **Agents Note**

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○ Room Description

Entrance Hall

One ceiling light point, One single radiator

Lounge

14' 11" x 12' 6" (4.55m x 3.81m)

Window to front double glazing, One ceiling light point, One single radiator

Kitchen

15' 7" x 8' 6" (4.75m x 2.59m)

Two rear facing windows, Two ceiling light points, One single radiator, Door to garden, Fitted kitchen, One storage

Bedroom One

15' x 8' 11" (4.57m x 2.72m)

Window to front double glazed, One ceiling light point, One single radiator

Bedroom Two

10' 3" x 8' 11" (3.12m x 2.72m)

Window to rear double glazed, One ceiling light point, One single radiator, Built in wardrobes

Bedroom Three

9' 7" x 6' 4" (2.92m x 1.93m)

Window to front double glazed, One ceiling light point, One single radiator, Built in storage

Bathroom

7' x 6' 4" (2.13m x 1.93m)

Window to rear double glazed, WC, Wash hand basin, Bath, Electric shower, One single radiator, Tiling to walls

Rear Garden

Well maintained rear garden with access to rear parking and the garage

Agent's Notes

Please note an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and AML checks. Once these checks have been completed the fee cannot be refunded, even if the property purchase does not go ahead

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○ Room Description

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○ Property Images



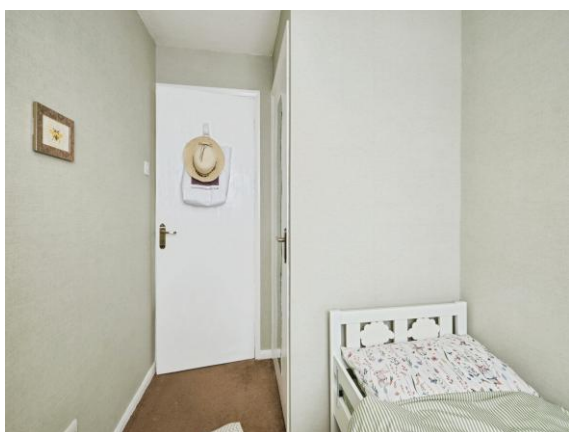
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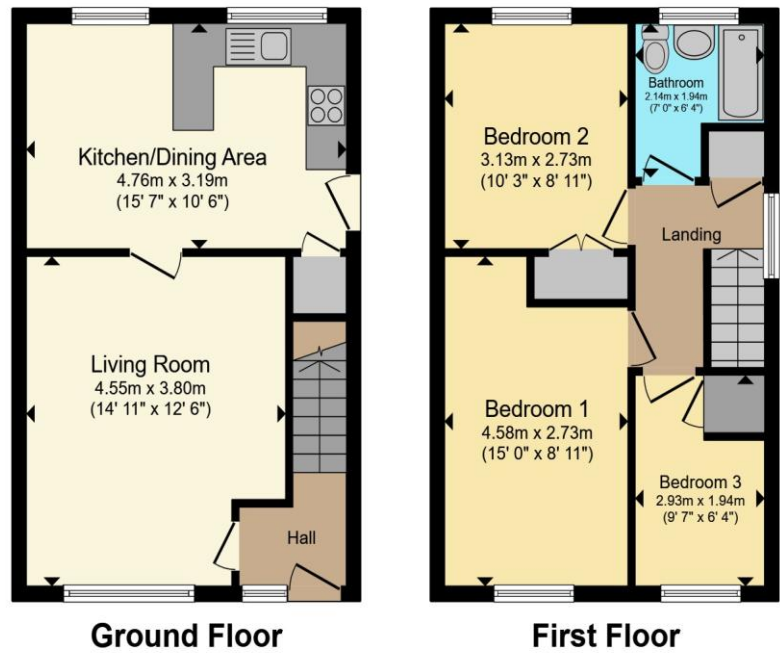
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Floor Plan



Total floor area 74.4 m² (800 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Approval

Signature		Date
Shiggy Ahmadzadeh		
Mr K. Print		