



**Highland Road, Great Barr B43 7SH**

**Offers Over £260,000**

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Midland Residential are pleased to present to the market this extended three-bedroom semi-detached property, situated in the sought-after area of Great Barr. Ideally located within close proximity to Q3 Academy, the property also benefits from excellent transport links, with easy access to local bus routes providing convenient travel to Birmingham, Walsall, and West Bromwich. The property briefly comprises gas central heating, double glazing throughout, and off-road parking with garage access to the front. Internally, the ground floor features an entrance hall, a spacious through lounge, an extended kitchen, utility room, and a shower room. On the first floor, there are three well-proportioned bedrooms and a family bathroom. The property requires modernisation, offering excellent potential for buyers looking to add value. It is offered for sale with no upward chain. Viewings are strictly by appointment only.

- Three Bedrooms
- Gas Central Heating
- Double Glazed
- Kitchen Extension
- Side Extension
- Off Road Parking
- Garage
- Needs Modernising
- Council Tax Band C
- EPC Rating D

## Description

### Approach

Having off-road parking for several vehicles, concrete patterned driveway surface, a mature lawn and hedges to the boundary with front garage access.

### Entrance Hallway

Having a UPVC double-glazed front door with side panel, fitted carpet, gas central heating, radiator, wall light point, stairs leading to the first floor, glass panelled door leading to the Through Lounge:

### Through Lounge

8.54 x 4.16 (widest point) (28'0" x 13'7" (widest point))

Having a fitted carpet, two gas central heating radiators, gas fire with a decorative brick-built fire surround (not tested by Agent), UPVC double-glazed three-sided bay to the fore, UPVC double-glazed patio door leading to the rear garden, door leading thereof:

### Kitchen

5.04 x 1.88 (16'6" x 6'2")

Being extended to the rear, having a fitted carpet, a selection of wall and base units with wooden door fronts, laminated worksurface with inset stainless steel

sink, Belling electric hob with extractor fan over, built-in double electric oven to larder unit with microwave over, undercounter dishwasher, part splashback decorative wall tiles, central heating radiator, built-in discrete wall storage, undercounter fridge (appliances not tested by agent), UPVC double glazed windows to the rear and side elevation, door leading thereof:

### Side Passage

Being extended, having a fitted carpet, wooden wall panels, wall light, UPVC double-glazed door leading to the rear and doors leading to Utility Room, Shower Room, and Garage thereof:

### Shower Room

2.18 x 1.88 (7'1" x 6'2")

Having a fitted carpet, close-coupled WC, wash hand basin, tiled shower floor, tiled walls, electric Red Ring Super shower (not tested by Agent), wall-mounted lights, extractor fan, electric wall heater (not tested by Agent)

### Utility Room

1.68 x 1.69 (5'6" x 5'6")

Having a fitted carpet, Upvc

double-glazed window to the rear elevation, wooden wall panels, splashback wall tiles, plumbing for washing machine, fridge freezer (appliances not tested by agent), ceiling light point.

### Stairs & Landing

Having a fitted carpet, double handrail, UPVC double-glazed window with obscure glass to the side elevation, wall light point, loft hatch access point, doors leading thereof:

### Bedroom 1

3.96 x 3.11 (12'11" x 10'2")

Having a fitted carpet, built-in wardrobes with mirrored and panelled sliding doors, central heating radiator, UPVC double-glazed window to the fore

### Bedroom 2

3.99 x 3.04 (13'1" x 9'11")

Having a fitted carpet built-in fitted wardrobes with mirrored sliding doors central heating radiator Upvc double glazed window to the rear ceiling light point

### Bedroom 3

2.42 x 1.83 (7'11" x 6'0")

Having a fitted carpet, central heating radiator, built-in storage unit, UPVC double-glazed window to the four built-in cabin seating with drop leaf table

### Bathroom

2.73(furthest) x 1.84 (widest) (8'11" (furthest) x 6'0" (widest))

Having a fitted carpet bath with hot and cold taps, with an electric and ivory shower over wash hand basin with hot and cold taps over and pedestal below WC, centrally heated towel rail, UPVC double-glazed window with obscure glass to the rear elevation, door leading to a cupboard with water tanks and shelving storage

### Bathroom

2.73 x 1.84 (8'11" x 6'0")

Having a fitted carpet bath with hot and cold taps, Triton Ivory 4 electric shower over, wash hand basin with hot and cold taps over and pedestal below WC, central heating towell rail, UPVC double-glazed window with obscure glass to the rear elevation, cupboard door leading to an enclosed store with water cylinder and tank, with shelving storage.

### Garage

5.96 x 2.8 (19'6" x 9'2")

Having a concrete subfloor, metal front doors, gas meter point, door leading to an enclosed store housing a Baxi Boiler, electric consumer fuse board, ceiling light point.

### Rear Garden

Having a slabbed patio, mature lawn with a selection of mature plants and shrubs, timber boundary fencing, timber-framed shed at the rear, fencing to the boundaries.

### Material Information

Ask agent for further information









## Floor Plans



**Property Particulars.** These particulars, whilst believed to be accurate, are set out as a general guide and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. This property is being handled by **Midland Residential**. We would be delighted to discuss the purchase with you and assist with any queries you may have regarding the property, arranging a mortgage, or providing a sales valuation on your existing home. These Particulars of Sale were prepared and photographed by **Midland Residential**. Unless stated otherwise or agreed through separate negotiation, items contained within the property will not remain upon completion of the sale. All measurements are approximate and must not be relied upon.

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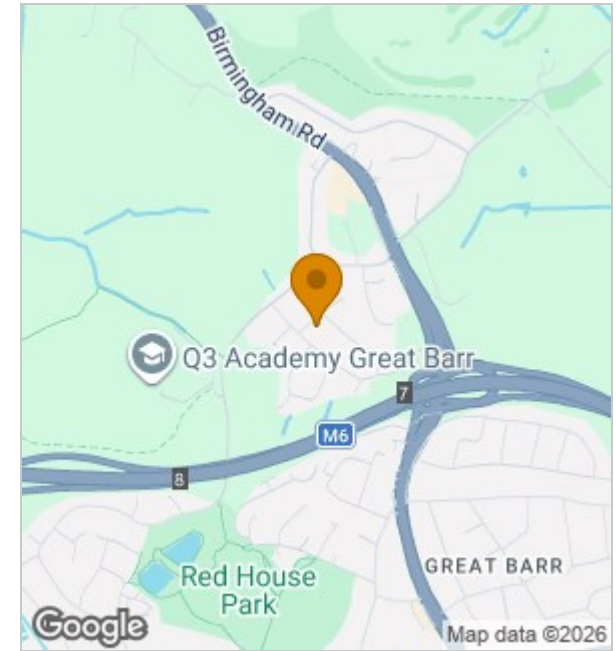
**Tenure.** We have been advised by the vendor that the property is **Freehold**. The Agent has not had sight of the title documents; therefore, prospective purchasers are advised to obtain verification from their solicitors.

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£260,000

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## Area Map



## Energy Performance Graph

