



Stanfield Road, Great Barr  
Birmingham, B43 7LR

**Offers Over £270,000**



# Great Barr

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*Paul Carr is delighted to bring to market this well presented three bedroom semi detached property located in the popular Pheasey area and well positioned for local schooling for children of all ages, amenities, and road networks.*

The property is approached via the driveway for ample parking providing access to the enclosed porch which then allows access into the hallway with stairs up to the first floor. First door leads to a through lounge / dining room having bay window to the front and door leading onto the rear garden.

Further door from the hallway leads to a fitted kitchen which has a good range of wall and floor units and having work surfaces with a stainless steel sink. On the first floor there are two double bedrooms, both have fitted wardrobes, there is also a good sized third bedroom having storage cupboard.

The family bathroom consists of a modern double walk in shower, wash hand basin and W.C being tiled and with a useful airing cupboard. To the rear of the property is a landscaped garden having a patio area, lawns with shrub borders and fence enclosed.

Through the door from the garden gives access to the utility area which has work surfaces, sink and a door which leads to the garage with up and over door to the front of the property, lighting and electrics.

Viewing is highly recommended to appreciate the accommodation on offer.

**This Property is Being sold by Paul Carr Secure Sale.** Secure Sale is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale.

A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Paul Carr Estate Agents to view these documents. When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £7,475 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Paul Carr Team.





## Property Specification

BEING SOLD BY PAUL CARR SECURE SALE -  
(BUY IT NOW OPTION AVAILABLE)  
THREE BEDROOMS SEMI DETACHED  
THROUGH LOUNGE / DINER  
UTILITY AREA  
POPULAR PHEASEY ESTATE



Lounge/Diner 21' 4" x 11' 6" (6.5m x 3.5m)

Kitchen 12' 6" x 9' 2" (3.8m x 2.8m)

Entrance Hall 10' 6" x 6' 3" (3.2m x 1.9m)

Utility Area 10' 10" x 5' 3" (3.3m x 1.6m)

Bedroom 1 11' 10" x 10' 2" (3.6m x 3.1m)

Bedroom 2 9' 10" x 9' 6" (3m x 2.9m)

Bedroom 3 8' 6" x 7' 10" (2.6m x 2.4m)

Bathroom 6' 7" x 3' 3" (2m x 1m)

Garage 18' 1" x 8' 6" (5.5m x 2.6m)

### 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: 16th December 2025

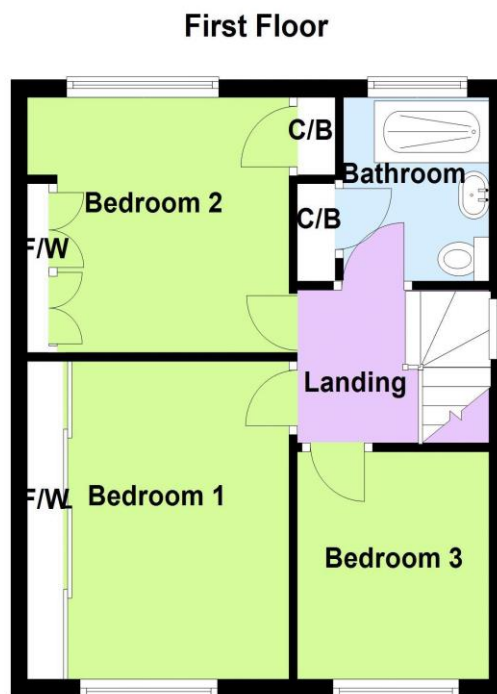
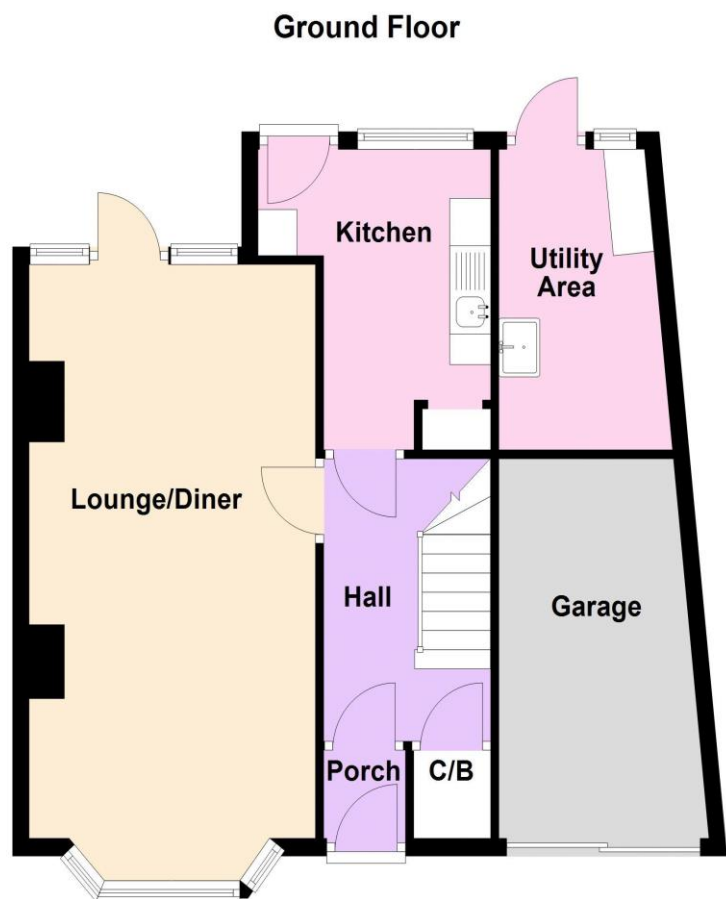
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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: C  
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		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

