



Kings Road, Great Barr  
Birmingham, B44 9HW

Offers in Excess of £250,000

# Great Barr

Offers in Excess of £250,000



*We are delighted to offer for sale this well-presented and extended semi-detached family home, ideally suited for modern living. The property has also benefited from a recently upgraded boiler, complete with warranty, offering added peace of mind for any prospective buyer.*

The home features a spacious layout, including a rear sun room with integrated guest W.C., a generous kitchen diner, and a substantial double garage to the rear.

The property is approached via a private double driveway, providing ample off-road parking. A secure side passage offers convenient access to the rear garden, alongside the main front entrance. Upon entering, the welcoming hallway features useful under-stairs storage and stairs rising to the first floor. The front lounge is a well-proportioned and tastefully presented reception room, complete with neutral carpeting and a bay window allowing for plenty of natural light. Double doors lead through to the kitchen diner, which offers a range of wall and base units, a breakfast bar, space for integrated appliances, and ample room for a dining table and chairs—perfect for family meals and entertaining. To the rear, the property has been extended to create a bright sun room spanning the full width of the house. This versatile space also incorporates a convenient downstairs W.C. and provides access to the side of the property.

Upstairs, the landing leads to three bedrooms—two generous doubles with built-in wardrobes and a third bedroom, ideal as a child's room or home office. A double loft hatch provides access to a fully boarded loft, offering excellent additional storage. The family bathroom is finished to a modern standard, featuring a tiled suite with a bathtub, separate shower enclosure, W.C., and wash hand basin.

Externally, the rear garden is mainly laid to lawn, offering a low-maintenance outdoor space.

At the rear of the plot is a large double garage with private access, arranged in two sections and offering excellent versatility for a range of uses. Early viewing is highly recommended to fully appreciate what this home has to offer.





## Property Specification

EXTENDED SEMI-DETACHED FAMILY HOME  
SPACIOUS KITCHEN DINER WITH BREAKFAST BAR  
REAR SUN ROOM WITH GUEST W.C.  
PRIVATE DOUBLE DRIVEWAY  
RECENTLY UPGRADED BOILER WITH WARRANTY  
LARGE DOUBLE GARAGE WITH VERSATILE USE

Hallway 13' 1" x 5' 7" (4m x 1.7m)

Lounge 15' 9" x 9' 6" (4.8m x 2.9m)

Kitchen/Diner 9' 2" x 15' 9" (2.8m x 4.8m)

Conservatory 8' 10" x 15' 1" (2.7m x 4.6m)

Guest W.C 4' 3" x 3' 11" (1.3m x 1.2m)

Bedroom One 12' 6" x 9' 10" (3.8m x 3m)

Bedroom Two 12' 6" x 9' 10" (3.8m x 3m)

Bedroom Three 6' 11" x 5' 7" (2.1m x 1.7m)

Family Bathroom 9' 2" x 5' 7" (2.8m x 1.7m)

Garage 22' 0" x 18' 8" (6.7m x 5.7m)

### 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:

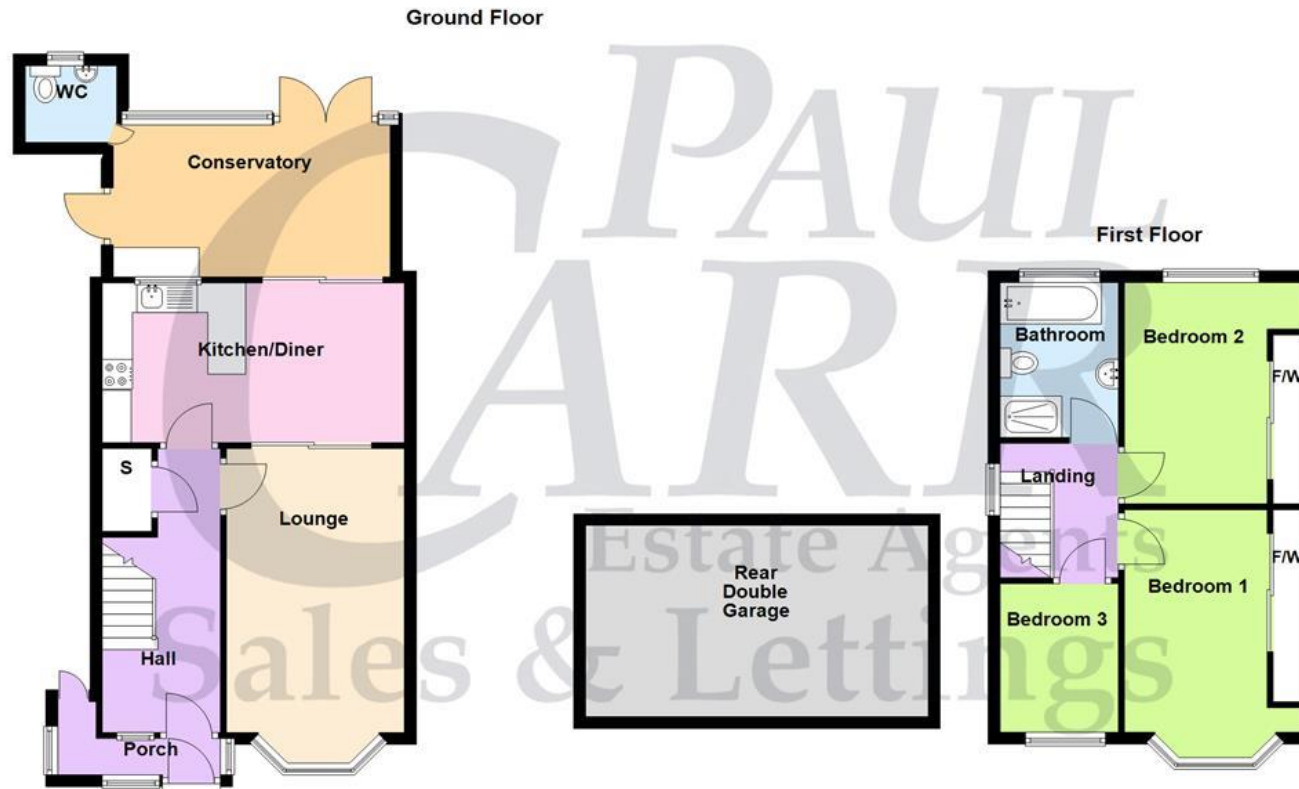
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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: 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		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

