



Eastwood Road, Great Barr
Birmingham, B43 5RT

Offers in Excess of £260,000

Great Barr

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INTRODUCING TO THE MARKET THIS WELL-PRESENTED AND EXTENDED SEMI-DETACHED FAMILY HOME, SITUATED ON EASTWOOD ROAD IN THIS POPULAR RESIDENTIAL AREA JUST OFF NEWTON ROAD. THE PROPERTY IS CONVENIENTLY LOCATED WITHIN CLOSE PROXIMITY TO LOCAL SCHOOLS INCLUDING FERNDALE PRIMARY SCHOOL ON THE ROAD ITSELF, AS WELL AS GORSE FARM WOODS NATURE RESERVE AND EASY ACCESS TO THE M6 MOTORWAY NETWORK.

PROPERTY DESCRIPTION

The property is approached via a tarmac frontage leading to a secure front porch and a welcoming entrance hallway with access to a convenient downstairs W.C. The hallway opens into a breakfast area, creating a natural flow through the ground floor accommodation.

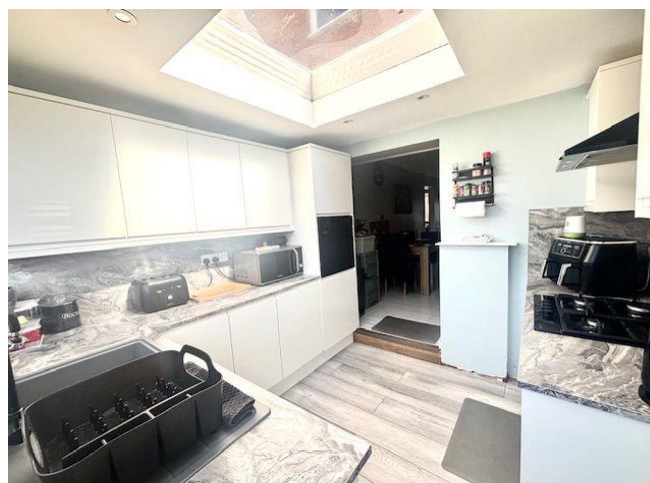
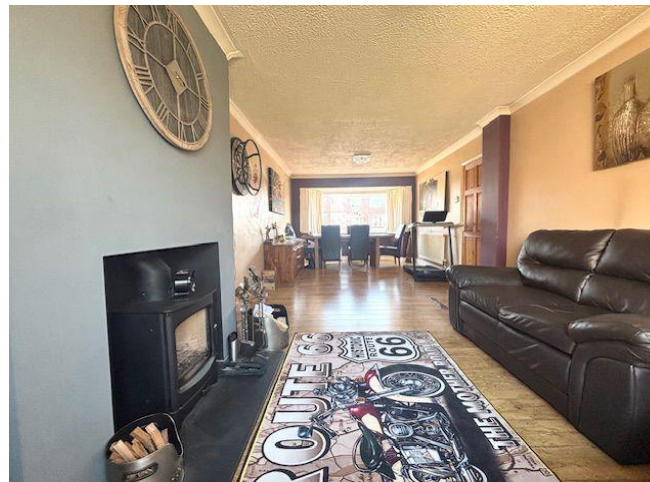
The standout feature of the home is the impressive refitted kitchen, finished with stylish modern cabinetry and worktops, complemented by a striking lantern skylight which floods the space with natural light. The kitchen further benefits from a gas hob with extractor, built-in oven, and ceramic sink with side drainer. The living accommodation continues with a spacious dual-aspect lounge and dining room, featuring a bay window, attractive hardwood flooring, and sliding patio doors opening directly onto the rear garden, making it an ideal space for both everyday living and entertaining.

To the first floor, the landing provides access to three bedrooms, comprising two well-proportioned doubles to the front and rear, along with a third smaller bedroom ideal as a nursery, study, or child's room. The family bathroom is fitted with a modern suite including a P-shaped bath with shower over, wash hand basin with storage, and W.C.

Externally, the rear garden is neat and well-maintained, with a lawned area, central pathway, and fenced boundaries. A particular highlight is the large double garage to the rear, offering superb additional storage, parking, or workshop potential.

IN SUMMARY, THIS EXTENDED FAMILY HOME OFFERS GENEROUS AND VERSATILE ACCOMMODATION IN A HIGHLY SOUGHT-AFTER LOCATION, MAKING IT AN IDEAL PURCHASE FOR GROWING FAMILIES.

EARLY VIEWING IS HIGHLY RECOMMENDED.



Property Specification

THREE WELL-PROPORTIONED BEDROOMS INCLUDING TWO DOUBLES
IMPOSING REFITTED MODERN KITCHEN WITH LANTERN SKYLIGHT
OPEN PLAN BREAKFAST AREA WITH SEAMLESS FLOW THROUGHOUT GROUND FLOOR
SPACIOUS DUAL-ASPECT LOUNGE / DINING ROOM WITH BAY WINDOW

Hallway 13' 1" x 5' 11" (4m x 1.8m)

Guest W.C 5' 11" x 2' 4" (1.8m x 0.7m)

Breakfast Room 11' 2" x 9' 2" (3.4m x 2.8m)

Dual Aspect Lounge & Dining Room
26' 11" x 10' 6" (8.2m x 3.2m)

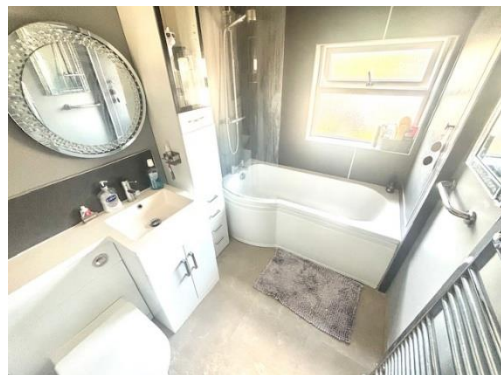
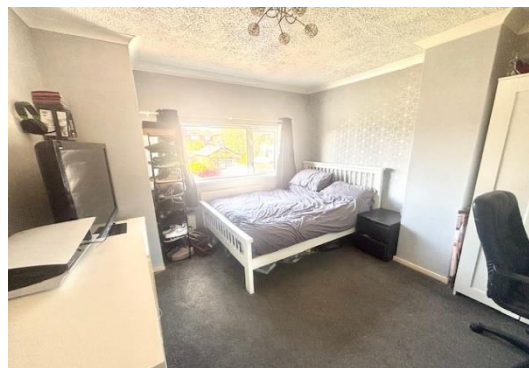
Extended Kitchen 9' 6" x 8' 10" (2.9m x 2.7m)

Bedroom One 11' 10" x 10' 6" (3.6m x 3.2m)

Bedroom Two 12' 10" x 0' 0" (3.9m x 0m)

Bedroom Three 8' 6" x 5' 11" (2.6m x 1.8m)

Bathroom 8' 10" x 5' 11" (2.7m x 1.8m)



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:

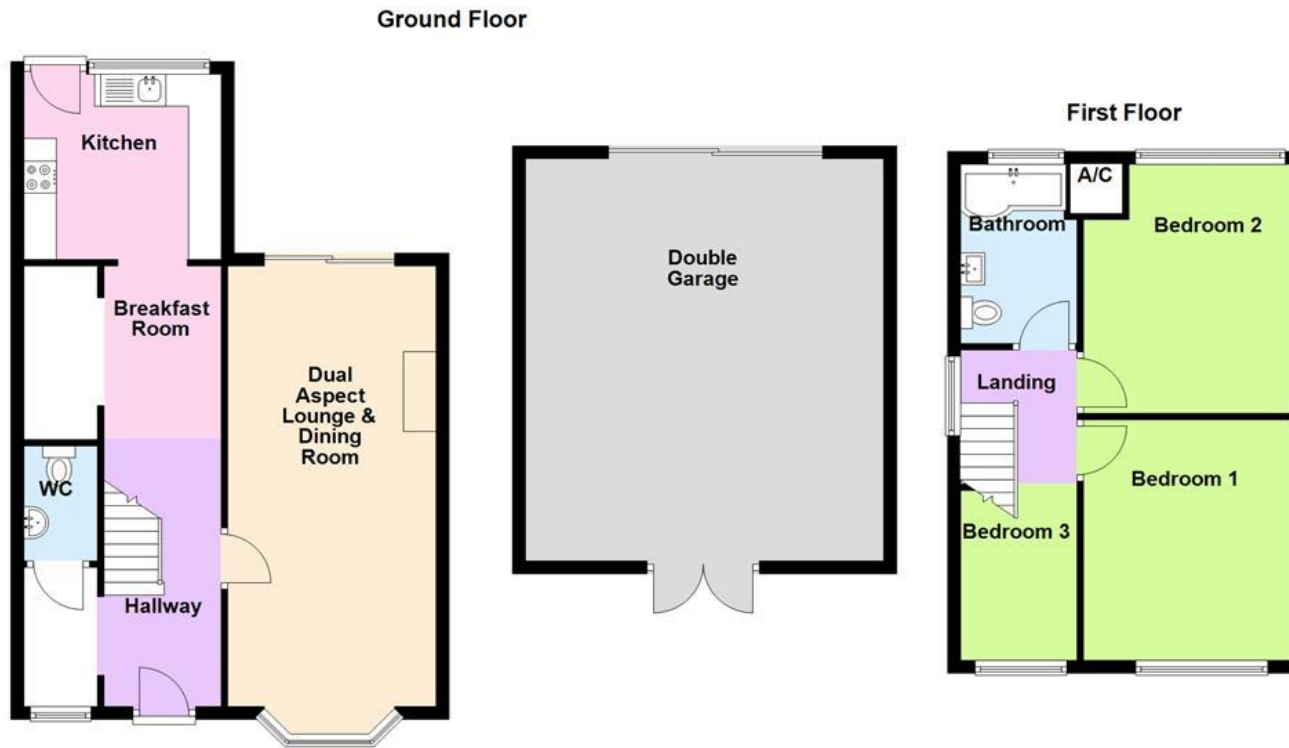
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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: 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		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

