



Shady Lane, Great Barr
Birmingham, B44 9ED

Offers Over £230,000

Great Barr

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Offered for sale with no upward chain. This well-presented three-bedroom mid-terrace home is located on the ever-popular Shady Lane in Great Barr, close to highly regarded schools, local amenities, and excellent transport links.

Step inside to a welcoming entrance hallway with useful storage cupboard and a guest W.C with low-level toilet, hand wash basin and obscure window.

To the front, a spacious kitchen diner features a good range of wall and base units, complimentary work surfaces, sink with side drainer, integrated oven, hob and extractor hood, plus a front facing window flooding the space with natural light. The lounge offers cosy interiors, centred around a feature fireplace, with sliding patio doors leading into the rear extension. This versatile additional reception space enjoys pleasant views over the rear garden.

Upstairs, there are two good-sized double bedrooms, with the master benefiting from fitted wardrobes. Both bedroom one and three enjoy scenic open field views, a rare and attractive feature. The family shower room is modern and fresh with white tiling, shower enclosure, low-level W.C, hand wash basin and airing cupboard.

Externally, there is a well maintained rear garden with patio seating area, lawn section and access to a recessed garage, plus the added benefit of secure rear parking.

Early viewing is highly recommended to fully appreciate the accommodation, outlook, and excellent location this chain-free home has to offer.





Property Specification

CHAIN FREE PURCHASE
REAR SECURED PARKING
REAR EXTENSION
KITCHEN/DINER
FIELD VIEWS FROM BEDROOM

Entry 1.71m (5'7") x 1.11m (3'8")

Hall 4.86m (15'11") x 1.71m (5'7")

W.C 1.49m (4'11") x 0.82m (2'8")

Kitchen/Dining Room
4.66m (15'3") max x 2.96m (9'9")

Living Room 4.87m (16') x 3.21m (10'6")

Sitting Room Extension
4.42m (14'6") x 2.74m (9')

Bedroom 1 4.20m (13'9") x 2.84m (9'4")

Bedroom 2 3.78m (12'5") x 2.98m (9'9")

Bedroom 3 2.33m (7'8") x 2.10m (6'11")

Shower Room 2.70m (8'10") max x 1.83m (6')

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.

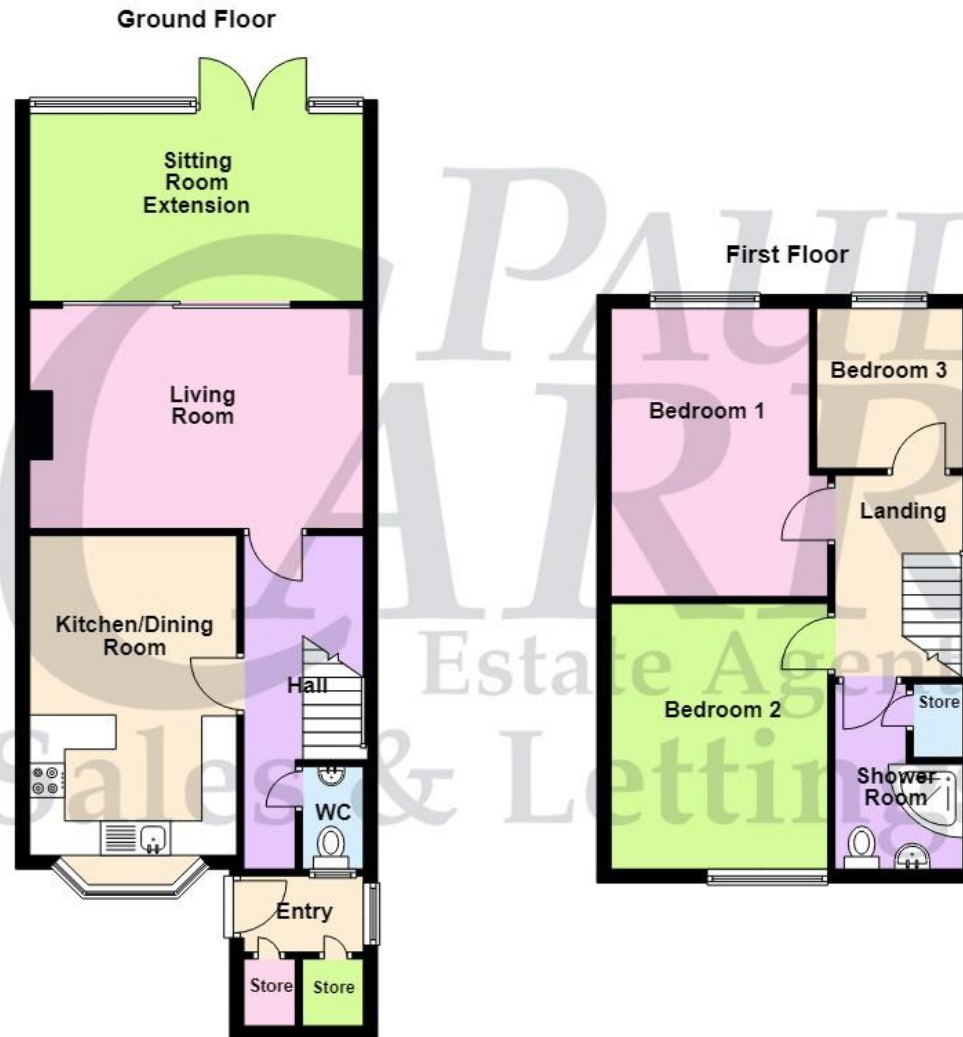
Viewer's Note:

Services connected: mains electricity, gas, water and garage
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



Map Location

