



Grindleford Road, Great Barr
Birmingham, B42 2SG

Offers Over £215,000

Great Barr

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Located on the ever popular Grindleford Road in the heart of Great Barr.

This well presented three bedroom family home offers convenience, space and a fantastic location.

A block paved driveway provides off road parking, leading to a secure porch and welcoming entrance hallway.

To the front, the lounge features a bay window and electric fireplace, creating a warm, relaxing space filled with natural light.

To the rear, a spacious kitchen diner offers a range of wall and base units with integrated appliances and views over the rear garden, making it ideal for family meals and entertaining.

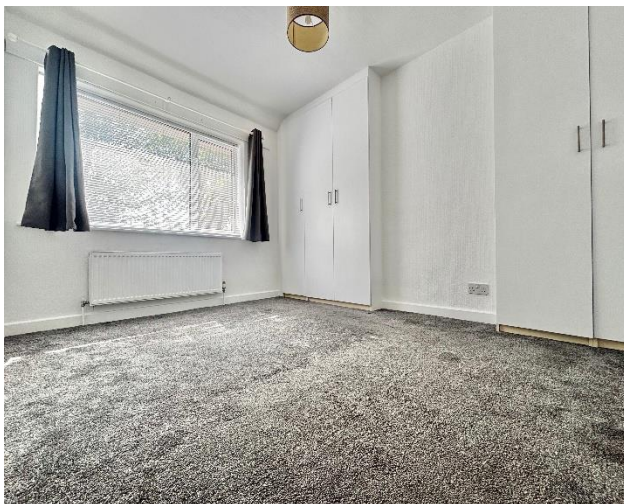
Upstairs comprises two double bedrooms and a third single, all well proportioned, served by a neat family bathroom finished in white tiling for a fresh, clean feel.

The rear garden offers generous patio space, perfect for outdoor seating, a good stretch of lawn, fencing for privacy, and plenty of room for families to enjoy.

Offered chain free, this home is an excellent opportunity in a sought after Great Barr location.

Early viewing is advised.





Property Specification

CHAIN FREE
THREE BEDROOMS
WELL MAINTAINED THROUGHOUT
KITCHEN/DINER
GOOD SIZED REAR GARDEN

Hall 3.69m (12'1") max x 1.66m (5'5")

Lounge 4.48m (14'8") max x 3.02m (9'11")

Kitchen/Dining Room 4.80m (15'9") x 3.21m (10'6")

Bathroom 1.87m (6'2") max x 1.85m (6'1")

Bedroom One 3.88m (12'9") x 3.42m (11'3")

Bedroom Two 3.42m (11'3") x 3.23m (10'7")

Bedroom Three 2.90m (9'6") x 1.20m (3'11")

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:

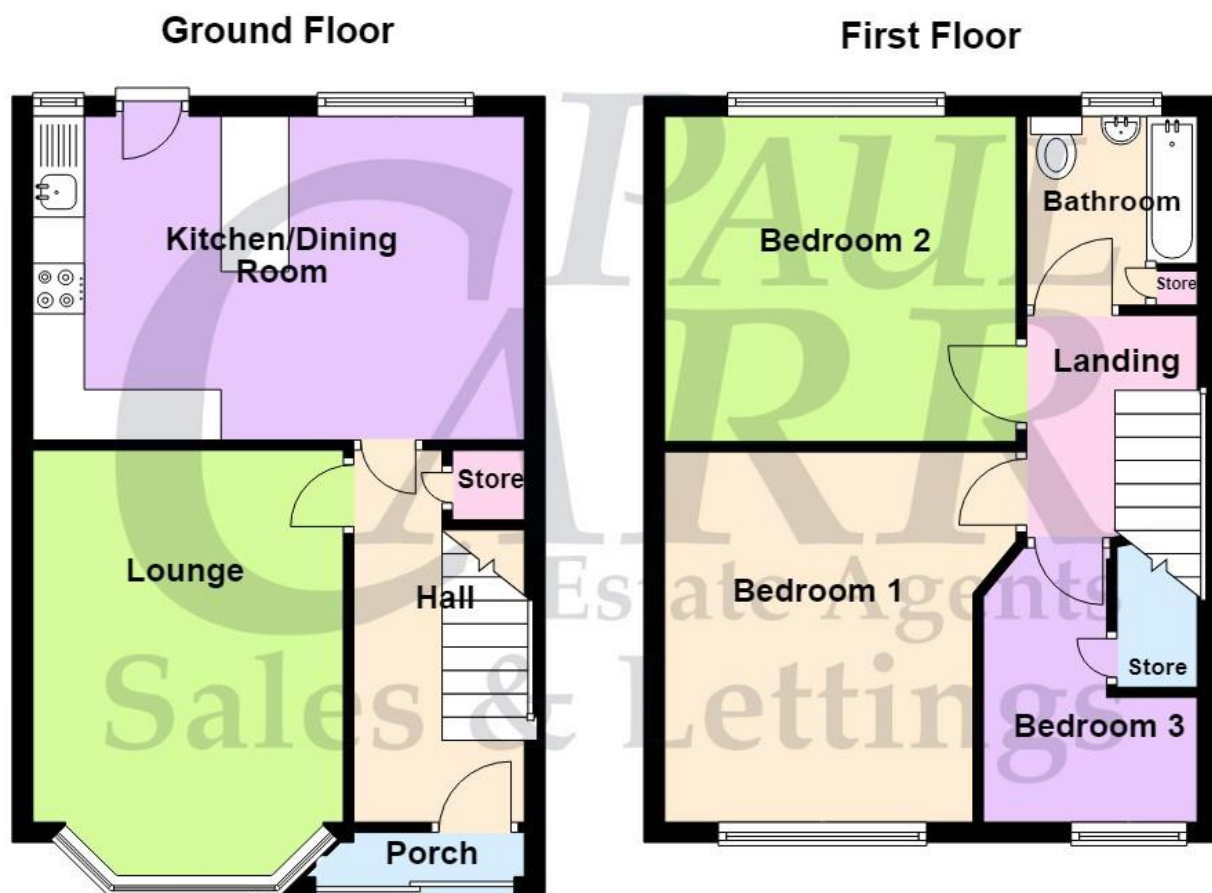
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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		73 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Map Location

