



Edale Road, Great Barr  
Birmingham, B42 2DL

**Offers in the Region Of £225,000**

# Great Barr

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*Welcome to Edale Road - A Stylish Family Home in the Heart of the Beeches Estate, Great Barr Occupying an impressive corner plot on the ever-popular Beeches estate, this beautifully presented three-bedroom home is sure to capture the attention of growing families and discerning buyers alike.*

Set behind a neat retaining brick wall, the property boasts a substantial frontage complete with a driveway and a manicured front garden, giving an immediate sense of space and curb appeal.

Step through the secure front porch and into the inviting interior, where well-proportioned rooms and tasteful décor create a warm and welcoming atmosphere.

**Ground Floor** The heart of the home is the generous dual-aspect lounge and dining room - a bright and versatile space, perfect for family living and entertaining. A charming bay window to the front lets in plenty of natural light, while sliding patio doors at the rear provide seamless access to the garden. The kitchen is compact yet well-designed, featuring a sleek, modern arrangement of wall and base units with quality worktops, making clever use of the space on offer.

**First Floor** The principal bedroom is a spacious double, offering comfort and tranquillity with its tasteful presentation. Bedroom two is also a double and enjoys a pleasant rear aspect. The third bedroom is slightly smaller, ideal for a child's room, nursery, or a stylish home office. A contemporary family shower room completes the first floor, fully tiled with a quadrant shower, wash basin and W.C.

**External** The rear garden has been designed for ease of maintenance, featuring a smart patio area, an angled lawn, and secure fencing around the perimeter - ideal for children or pets. A gated side entrance leads to a generous parcel of land offering fantastic potential for future extension (STPP), making this a home you can grow into.

Located close to a range of excellent local schools for both primary and secondary levels, and with great transport links nearby, this home ticks all the boxes for convenient family living. With its stylish, 'hotel-inspired' finish and superb plot, this is a must-see property.

Book your viewing today and don't miss the chance to make Edale Road your next home.





## Property Specification

SPACIOUS CORNER PLOT  
THREE BEDROOM SEMI DETACHED  
DUAL ASPECT LOUNGE & DINER  
GOOD SIZE DRIVEWAY  
WELL PRESENTED INTERIOR

### Hallway

11' 2" x 6' 7" (3.4m x 2m)

### Kitchen

6' 7" x 5' 11" (2m x 1.8m)

### Front Reception Room

14' 9" x 9' 10" (4.5m x 3m)

### Rear Reception Room

11' 6" x 9' 10" (3.5m x 3m)

### Bedroom One

15' 1" x 9' 10" (4.6m x 3m)

### Bedroom Two

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

### Bedroom Three

7' 10" x 6' 3" (2.4m x 1.9m)

### Family Shower Room

5' 11" x 6' 3" (1.8m x 1.9m)

### 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:

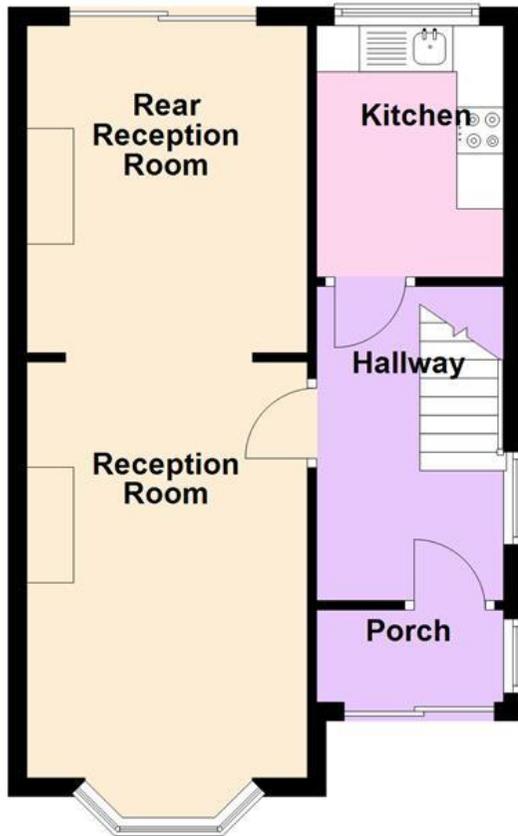
### Viewer's Note:

Services connected: mains electricity, gas, water and drainage  
Council tax band: B  
Tenure: LEASEHOLD approx 900 years remaining  
Ground Rent: £9 per half year

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

Ground Floor



First Floor



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

