



Sterndale Road, Great Barr
Birmingham, B42 2BB

£230,000

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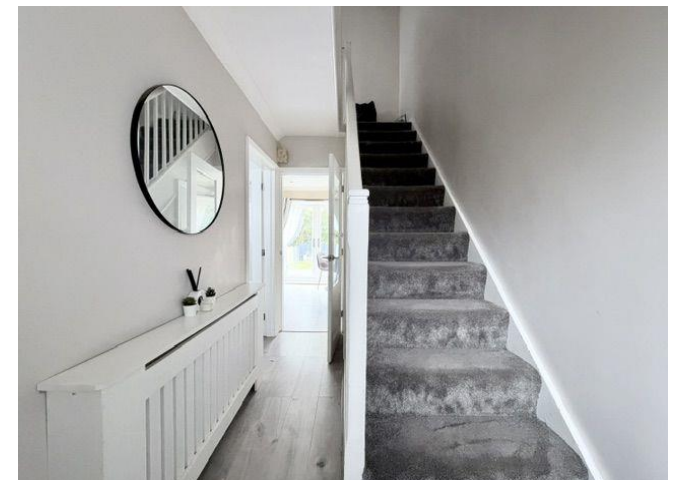
We are delighted to offer for sale this superbly presented three-bedroom terrace home, situated on Sterndale Road within the popular Beeches estate in Great Barr.

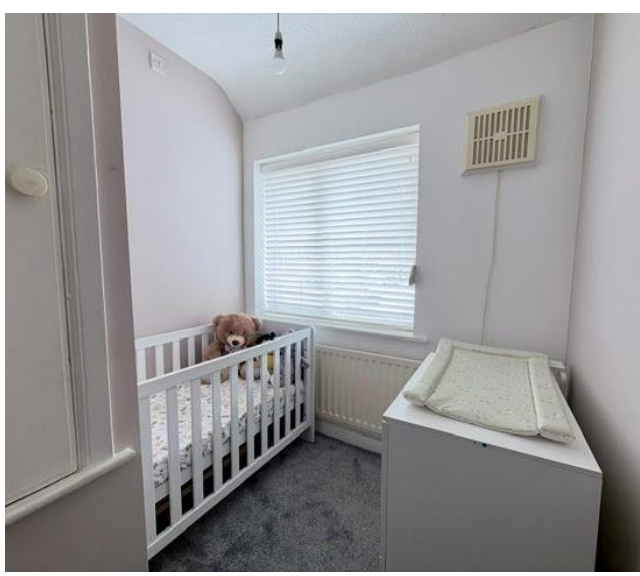
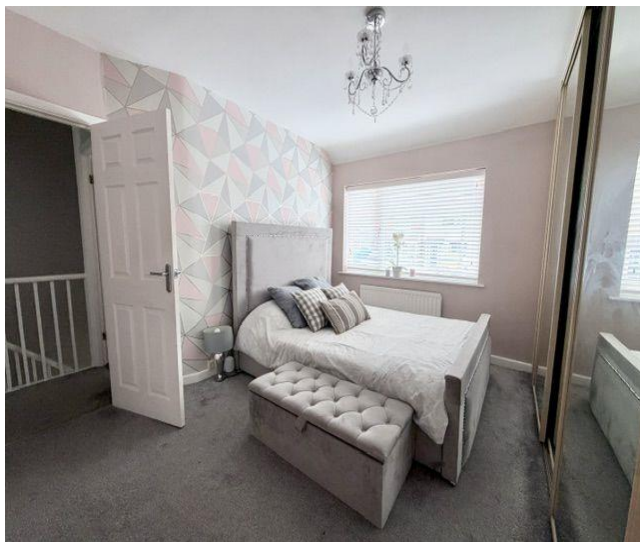
The property occupies an excellent residential position, conveniently located for local schools catering for all ages, a range of shopping amenities and excellent transport links, including easy access to the M6 motorway network. Approached via a private block-paved driveway, the internal entrance opens into a welcoming hallway with stairs rising to the first floor and doors leading to the principal ground floor rooms. The front reception room has a lovely modern feel, featuring a bay window overlooking the front, soft grey carpeting and a chimney breast with hearth, creating a comfortable and inviting living space. To the rear, the kitchen and dining room spans the full width of the property. The generous dining area benefits from double patio doors opening directly onto the garden, while the contemporary kitchen features a breakfast-bar style worktop, an excellent range of wall and base-level cabinets, space for integrated appliances and a gas hob and oven.

Ascending to the first floor, the landing provides access to three bedrooms, two of which are well-proportioned doubles, together with a smaller third bedroom. The front bedroom further benefits from sliding built-in wardrobes, providing useful additional storage. The family bathroom is another particularly impressive modern space, having been recently refurbished and fitted with a contemporary suite comprising bath with shower over, wash hand basin and W.C. Modern wall tiling and a quirky patterned floor design add further character.

Outside, the rear garden is a lengthy and regular shape, offering a large decked patio, lawned area and fenced boundaries, providing an attractive and practical outdoor space.

We highly recommend an internal inspection at the earliest opportunity to fully appreciate the presentation, accommodation and position this excellent home has to offer.





Property Specification

SUPERBLY PRESENTED THREE BEDROOM TERRACE
POPULAR BEECHES ESTATE LOCATION
CONTEMPORARY DINING KITCHEN
RECENTLY REFURBISHED FAMILY BATHROOM
SOUTH FACING REAR GARDEN

Hallway 12' 2" x 5' 7" (3.7m x 1.7m)

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

Kitchen Diner 10' 6" x 15' 9" (3.2m x 4.8m)

Bedroom One 12' 6" x 11' 6" (3.8m x 3.5m)

Bedroom Two 10' 10" x 11' 6" (3.3m x 3.5m)

Bedroom Three 9' 6" x 6' 7" (2.9m x 2m)

Family Bathroom 7' 3" x 5' 11" (2.2m 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:

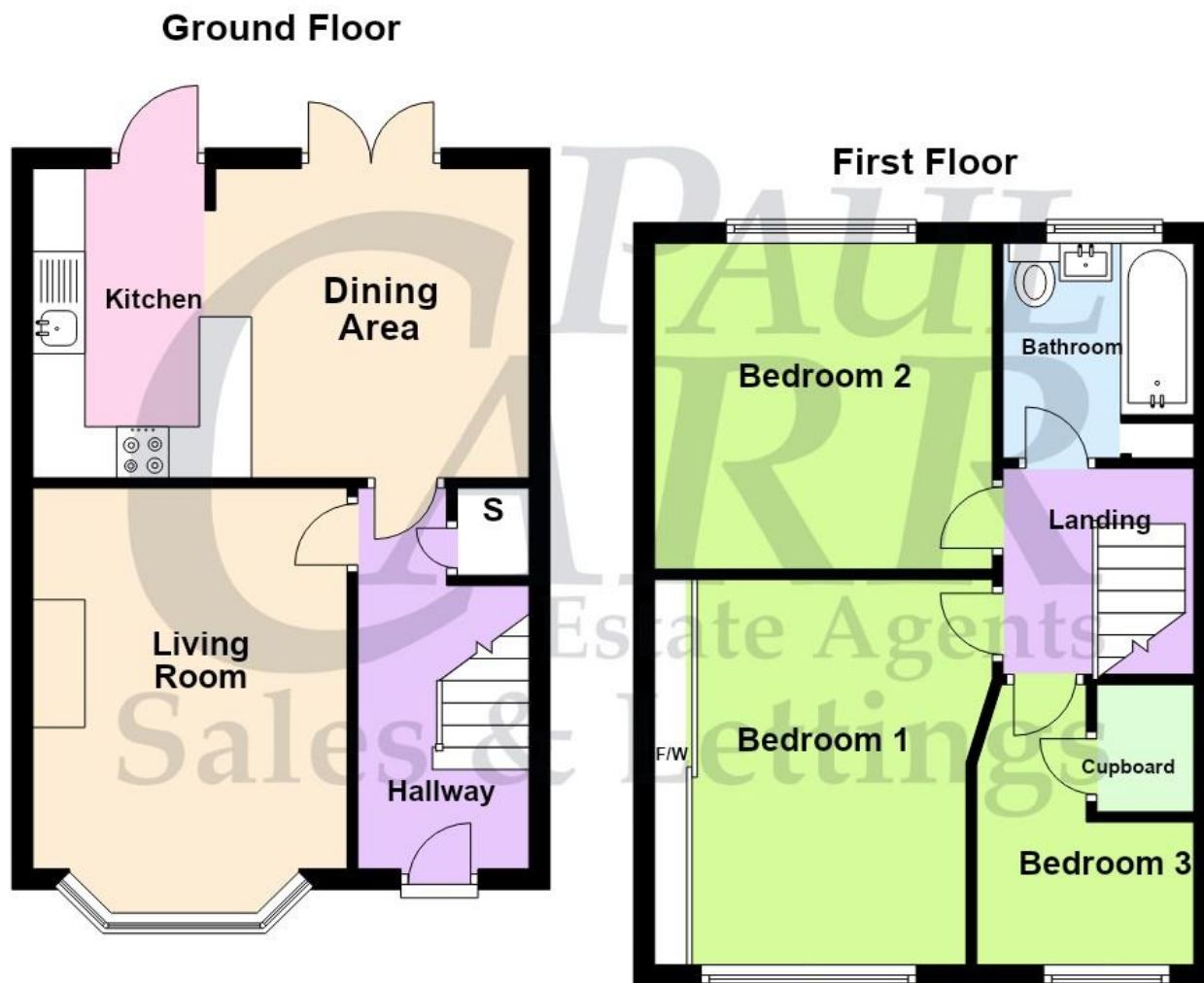
Services connected: Mains, Gas, Electric, Water, Drainage
Council tax band :B

Tenure: Freehold

Viewing information - Viewings are strictly by appointment only. Please note photography or video recording is not permitted during a viewing unless agreed in advance.

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		75 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

Map Location

