



Walsall Road, Great Barr
Birmingham, B42 1EJ

Offers Over £355,000

Great Barr

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Situated on the ever popular Walsall Road, this well-presented three bedroom semi-detached home offers generous living space, superb versatility, and a standout rear garden, making it an ideal choice for families, first-time buyers, and those looking to upsize.

Offered to market with no upward chain.

From the outset, the home boasts excellent kerb appeal, with a substantial block-paved driveway providing ample off-road parking. A secure enclosed porch leads into a welcoming entrance hallway. The spacious through lounge is a real highlight, featuring a front window and sliding patio doors to the rear that flood the room with natural light. The fitted kitchen offers a good range of wooden wall and base units, black work surfaces, and integrated appliances. Access to a convenient utility area, guest W.C., and useful storage as well as internal access to the converted garage. This versatile converted garage is ideal as a home office, playroom, gym, or additional reception space. Upstairs, you'll find two generous double bedrooms and a well-sized single bedroom, alongside a modern shower room complete with walk-in shower, vanity unit, wash hand basin, and W.C.

The real showstopper, is the substantial rear garden, offering excellent width and length with a private and secluded feel, perfect for outdoor entertaining or family gatherings.

With scope for a rear extension and potential for a first floor extension above the converted garage, subject to planning permission, this home is conveniently close to well-regarded schools, transport links, and local amenities.

Early viewing is strongly recommended to fully appreciate everything this wonderful home has to offer.





Property Specification

CHAIN FREE PURCHASE
POPULAR LOCATION
CONVERTED GARAGE
THROUGH LOUNGE
UTILITY SPACE

Porch 2.19m (7'2") x 1.40m (4'7")

Hallway 3.52m (11'7") x 2.19m (7'2")

Living Room 9.78m (32'1") x 3.34m (10'11")

Kitchen Area 4.16m (13'8") x 2.62m (8'7")

Utility 4.71m (15'5") x 1.84m (6')

W.C 1.33m (4'4") x 0.69m (2'3")

Converted Garage 5.02m (16'6") x 2.27m (7'5")

Bedroom 1 4.82m (15'10") max x 3.27m (10'9")

Bedroom 2 4.84m (15'11") x 3.27m (10'9")

Bedroom 3 3.10m (10'2") x 2.13m (7')

Shower Room 2.84m (9'4") x 2.41m (7'11")

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: D
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		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

