



Chelmorton Road, Great Barr  
Birmingham, B42 2QT

**Offers Over £195,000**



# Great Barr

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A well-presented three-bedroom semi-detached home situated in the heart of Great Barr, offering excellent access to local amenities, transport links, and well-regarded schooling for all ages—making it an ideal choice for families, first-time buyers, or investors alike.

The property is approached via secure sliding porch doors, opening into a vibrant and welcoming hallway that sets the tone for the rest of the home.

To the front, the lounge benefits from a bay window, allowing an abundance of natural light and providing a comfortable living space. To the rear, the home features a spacious kitchen diner, offering ample room for dining and everyday living. The kitchen is fitted with wood-effect wall and base units, complemented by ceiling spotlights and integrated appliances, including a sink with side drainer, oven, hob, and overhead extractor fan. There is also the added benefit of a utility area to the rear, providing further practicality and storage.

Upstairs, the first floor comprises two well-proportioned double bedrooms and a third bedroom, which benefits from a built-in storage unit. The family bathroom is finished in a modern white and black décor, featuring a hand wash basin with low-level WC, along with both a separate bathtub and shower unit, catering to modern family living.

Externally, the property enjoys side access and a generously sized rear garden. The garden is thoughtfully arranged with a patio area suitable for outdoor seating, leading to further lawned sections. Wooden gates divide the garden into two separate green spaces, all enclosed by secure perimeter fencing, offering privacy and versatility for families or entertaining.

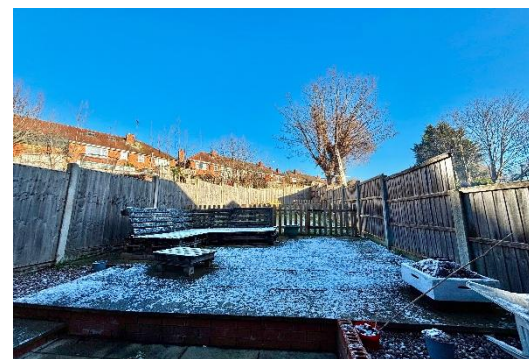
Early viewing is highly recommended to appreciate the space, layout, and location this property has to offer.





## Property Specification

SEMI-DETACHED  
OFF ROAD PARKING  
KITCHEN/DINING ROOM  
WELL PRESENTED GARDEN  
CONVENIENT CONNECTED AREA



Hall 11' 11" x 5' 5" (3.63m x 1.66m)

Porch 2' 2" x 7' 1" (0.67m x 2.15m)

Lounge 14' 7" x 9' 11" (4.44m x 3.02m)

Kitchen/Dining Room  
10' 4" x 15' 9" (3.16m x 4.80m)

Utility 6' 2" x 6' 2" (1.89m x 1.89m)

Bathroom 7' 1" x 5' 11" (2.15m x 1.80m)

Bedroom 1 12' 7" x 8' 9" (3.84m x 2.67m)

Bedroom 2 10' 8" x 9' 7" (3.24m x 2.91m)

Bedroom 3 9' 1" x 6' 10" (2.76m x 2.09m)

### 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:

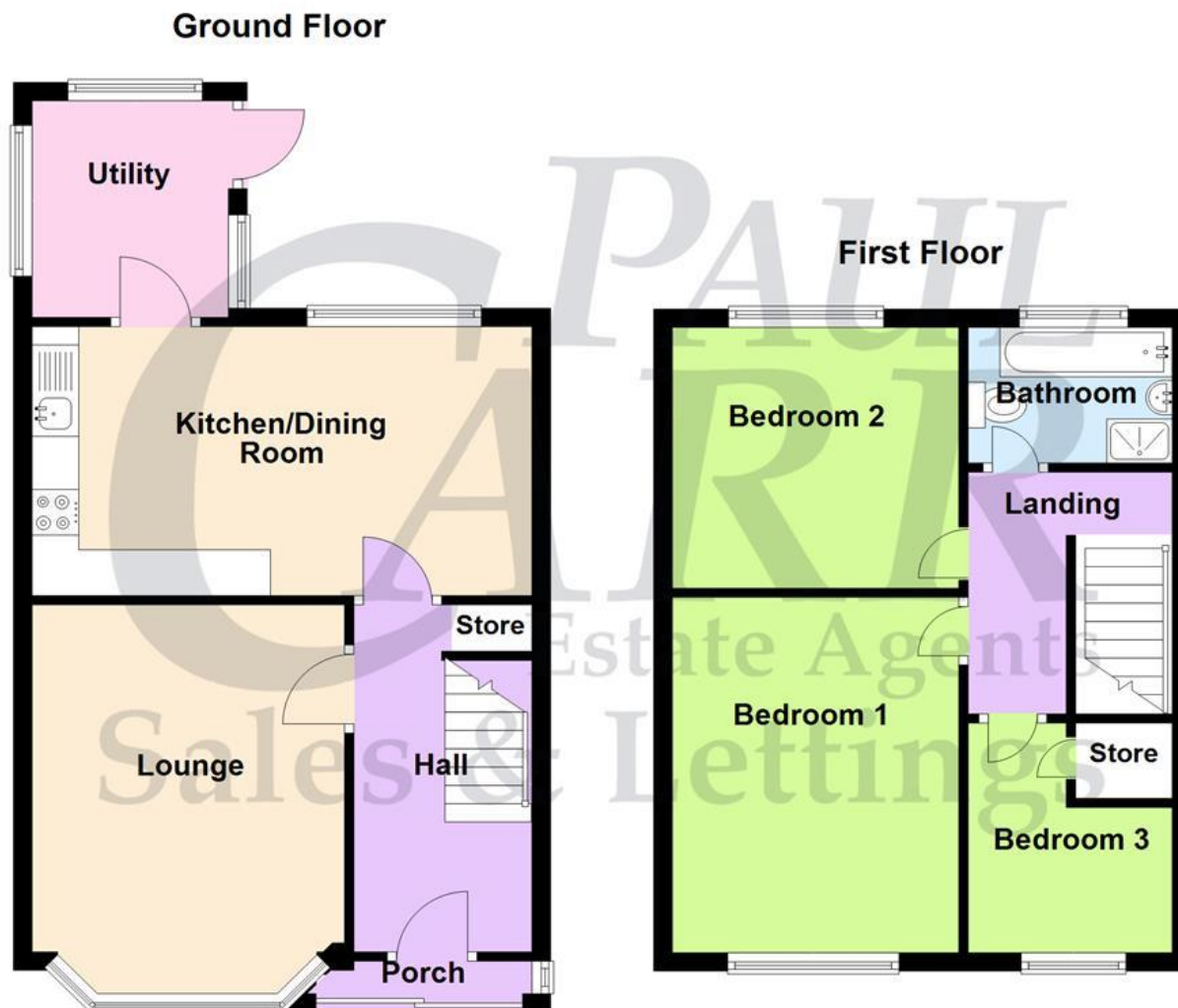
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### Viewer's Note:

Services connected: mains electricity, gas, water and drainage  
Council tax band: B  
Tenure: Leasehold - having 934 years remaining  
Ground Rent: £20 per annum

# 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		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

