



Woodland Grove, Great Barr  
Birmingham, B43 7SY

Offers in Excess of £300,000

# Great Barr

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We are delighted to bring to the market this exceptional extended semi-detached family home, superbly positioned within a quiet cul-de-sac on the ever-popular Woodland Grove, Great Barr. The property is ideally located close to a wide range of amenities, highly regarded Grove Vale and Q3 Academy schools, and excellent transport links including Junction 7 of the M6.

The home benefits from an adjacent side garage, offering excellent potential to further extend (subject to the relevant planning permissions).

## Property Highlights

Upon entry, you are welcomed by an inviting hallway featuring eye-catching herringbone-style flooring and a useful under-stairs storage cupboard. The spacious lounge is carpeted throughout and boasts an attractive bay window, creating a bright and comfortable living space. Double doors lead seamlessly through to the dining area, ideal for family living and entertaining. The kitchen diner is a standout feature of the home, offering an impressive full-width room with ample space for a dining table and chairs. French patio doors open directly onto the rear garden, flooding the room with natural light. Herringbone-style flooring continues throughout, complementing the stylish cashmere-coloured wall and base units, finished with stunning quartz worktops. The kitchen further benefits from a ceramic sink and drainer, space for a large cooker, and integrated appliances including a fridge freezer, dishwasher, and microwave. The utility room and downstairs W.C. provide excellent practicality, featuring worktop space, boiler, and plumbing for a washing machine and tumble dryer. From here, access is provided to a useful integral storage garage.

**First Floor Accommodation** The first floor comprises three well-proportioned bedrooms, including two generous doubles to the front and rear, one of which benefits from spacious fitted wardrobes. The modern family bathroom is tastefully finished with quirky patterned flooring, metro-style tiling, a stylish bathtub, W.C., wash hand basin, and a quadrant shower enclosure. From the landing, a double loft hatch with ladder access provides entry to the loft space.

**Outside** To the front, the property offers a private double driveway providing ample off-road parking. The rear garden is a superb, flat, and generously sized outdoor space, featuring a decked patio area ideal for entertaining, a lawned section with a slabbed pathway, well-stocked shrub and plant borders, fenced boundaries, and a storage shed to the rear.

This spacious family home truly ticks all the boxes. Early internal viewing is highly recommended to fully appreciate the size, finish, and location on offer.





## Property Specification

EXTENDED THREE BEDROOM FAMILY HOME  
SEMI DETACHED  
BEAUTIFUL MODERN KITCHEN & DINER  
UTILITY ROOM & STORAGE GARAGE  
DOUBLE DRIVEWAY  
SPACIOUS GARDEN

### Porch

**Entrance Hallway 17' 1" x 5' 11" (5.2m x 1.8m)**

**Front Lounge 13' 1" x 10' 2" (4m x 3.1m)**

**Kitchen Diner 13' 9" x 24' 3" (4.2m x 7.4m)**

**Utility & Downstairs W.C 5' 3" x 6' 7" (1.6m x 2m)**

**Storage Garage 8' 6" x 6' 11" (2.6m x 2.1m)**

**Bedroom One 13' 9" x 10' 2" (4.2m x 3.1m)**

**Bedroom Two 13' 9" x 10' 2" (4.2m x 3.1m)**

**Bedroom Three 8' 10" x 5' 11" (2.7m x 1.8m)**

**Family Bathroom 9' 6" x 5' 11" (2.9m 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 electricity, gas, water and drainage

Council tax band: C

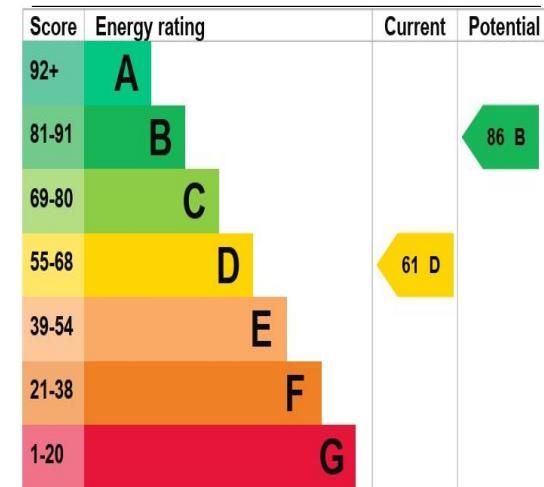
Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating



## Map Location

