



Sundial Lane, Great Barr  
Birmingham, B43 6PD

**£270,000**



# Great Barr

£270,000



Presenting to the market this extended three bedroom semi detached property located on the highly sought after Sundial Lane in close proximity to good local schools, all amenities and transport links including the M6 motorway network.

Approached via a spacious private driveway leading up to a secure front porch entry and side garage.

Internally the hallway leads to all downstairs rooms including the through lounge and diner which offers a cosy lounge, good space for dining table and chairs, carpets and sliding doors at the rear out into the conservatory offering excellent additional floorspace. The kitchen offers a range of wall and base units with working surfaces, one and a half sink unit with drainer, over head window and space for integrated appliances. Out from the kitchen is integral access into the garage.

Travelling upstairs are three bedrooms, two being good size doubles and one smaller third bedroom. The family bathroom is mainly tiled having panelled bath with shower over, wash hand basin and low level W.C,

Externally the rear garden offers a pleasant green space with lawned garden, mature shrubs and hedges, storage shed and fencing to the perimeters.

Requiring some modernisation and priced to sell accordingly, this semi detached property offers fabulous potential to families looking to upsize on this popular road.







## Property Specification

EXTENDED SEMI DETACHED  
THREE BEDROOMS  
TWO RECEPTION ROOMS  
CONSERVATORY  
DRIVEWAY & GARAGE

### Porch

### Entrance Hallway

Living Room 11' 10" x 11' 10" (3.6m x 3.6m max)

Dining Room 10' 6" x 9' 2" (3.2m x 2.8m)

Kitchen 10' 2" x 7' 10" (3.1m x 2.4m)

Conservatory 10' 2" x 9' 10" (3.1m x 3m)

Garage 24' 7" x 8' 2" (7.5m x 2.5m)

### Landing

Bedroom One 13' 9" x 10' 10" (4.2m x 3.3m max)

Bedroom Two 10' 2" x 11' 2" (3.1m x 3.4m)

Bedroom Three 7' 3" x 6' 3" (2.2m x 1.9m)

Bathroom 6' 11" x 5' 3" (2.1m x 1.6m)

### 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

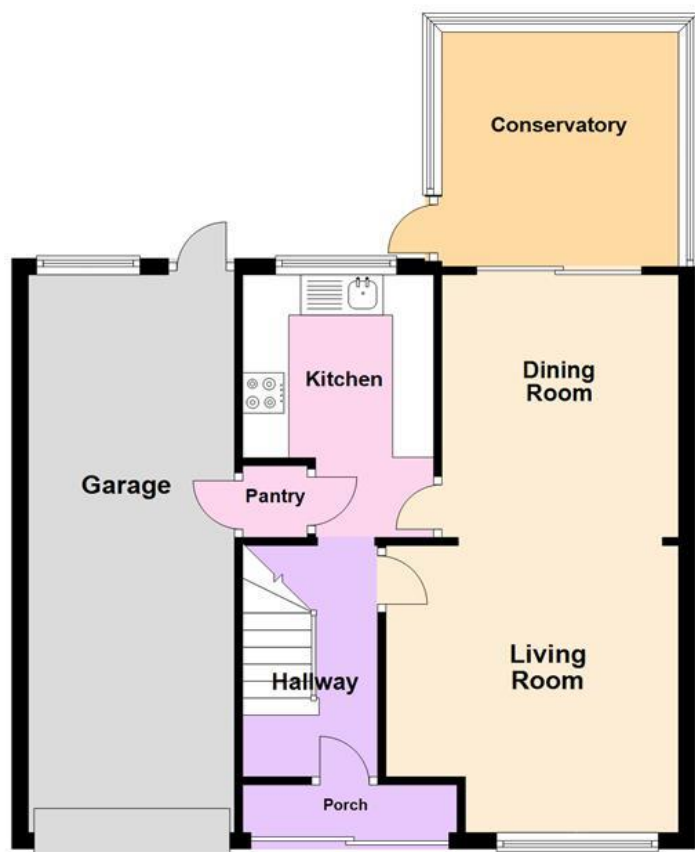
Council tax band: C

Tenure: Freehold

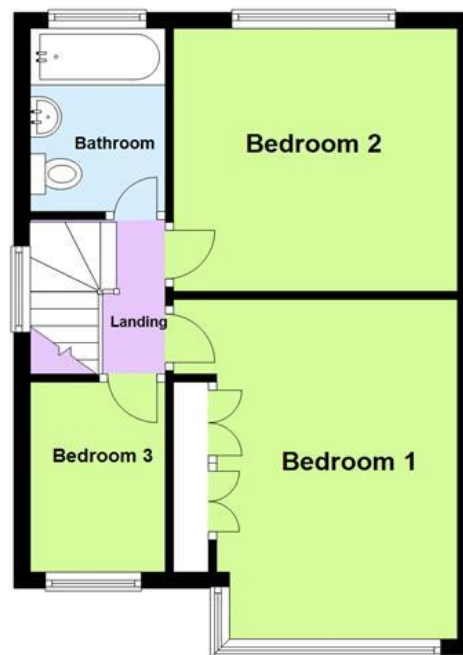
# Floor Plan

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

Ground Floor




First Floor



## Energy Efficiency Rating

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

## Map Location

